

STATE OF ALABAMA

COUNTY OF SHELBY

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WARRANTY DEED



20140206000033660 1/4 \$74.00
Shelby Cnty Judge of Probate, AL
02/06/2014 08:04:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty Thousand and NO/100 (\$50,000.00) Dollars and other good and valuable consideration to the undersigned, Jason R. Woods and Carrie Jo Cain n/k/a Carrie Jo Cain Woods, herein referred to as Grantors, in hand paid by Shannon Curvin, a single woman referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

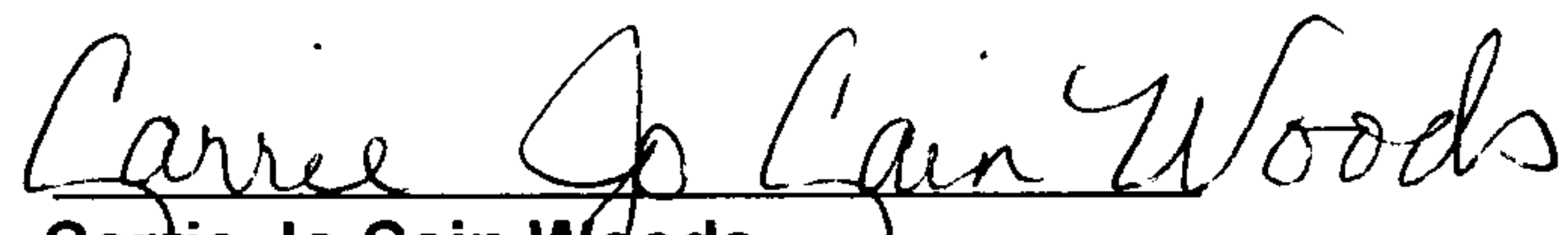
And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 21 day of Jan, 2014.


Jason R. Woods


Carrie Jo Cain


Carrie Jo Cain Woods

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, Jason R. Woods and Carrie Jo Cain n/k/a Carrie Jo Cain Woods, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of Jan 2014.



NOTARY PUBLIC

My Commission Expires:

9/29/15

This document prepared by:

Gregory S. Graham, PC
File #C214-0102
P. O. Drawer 307
Childersburg, Alabama 35044

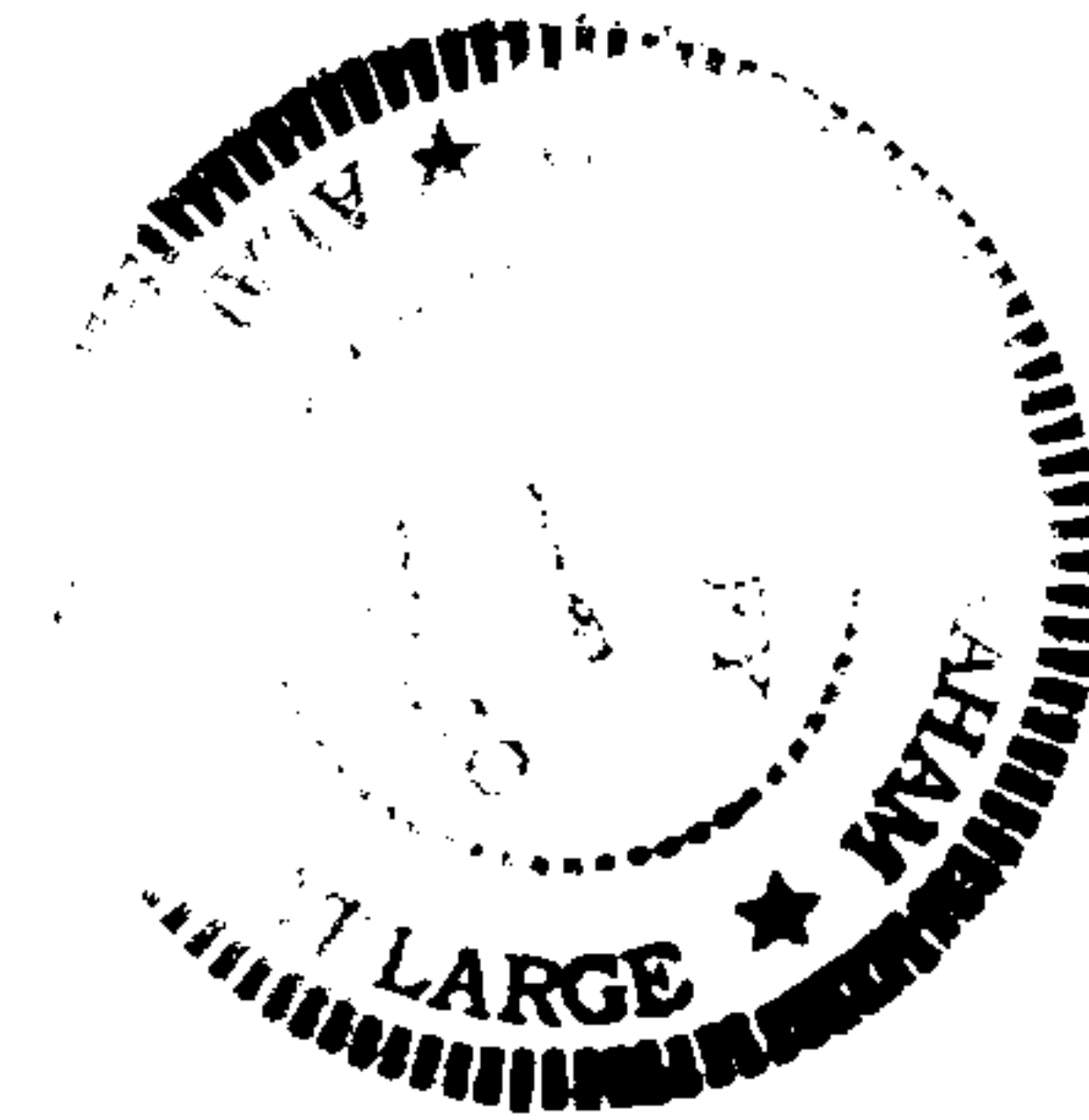
Grantor's Address:

Jason R. Woods
Carrie Jo Cain Woods

Grantee's Address:

Shannon Curvin

Property Address:



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Exhibit A

Issuing Office File No.: 14-0022

LEGAL DESCRIPTION:

A parcel of land located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Section 15; thence in a Northerly direction, along the East line of said Section 15, a distance of 1139.44 feet to a point on the centerline of Shelby County Highway No. 333; thence 87 deg. 34 min. 40 sec. left, in a Northwesterly direction, a distance of 367.92 feet; thence 23 deg. 28 min. 55 sec., right in a Northwesterly direction a distance of 738.07 feet to an existing iron on the Southwesterly side of said Shelby County Highway No. 333, said point being the point of beginning; thence 4 deg. 51 min. 03 sec. left, in a Northwesterly direction along the Southwesterly side of said County Highway, a distance of 149.59 feet (150 feet - Deed) to an existing iron; thence 115 deg. 17 min. 06 sec. left, in a Southeasterly direction, a distance of 509.90 feet to an existing iron; thence 97 deg. 37 min. 52 sec. left, in a Northeasterly direction, a distance of 126.16 feet to an existing iron; thence 82 deg. 22 min. 08 sec. left, in a Northwesterly direction, a distance of 295.00 feet; thence 90 deg. right, in a Northeasterly direction, a distance of 10.21 feet; thence 90 deg. left, in a Northwesterly direction a distance of 134.25 feet to the point of beginning. Said parcel contains 1.39 acres, and is subject to easements and rights of way of record. According to survey of Johnye Horton, dated April 15, 1980.

CSW
RU



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jason R Woods
Mailing Address 408 Fawn Drive
Chelsee, AL 35043

Grantee's Name Shannon Curvin
Mailing Address 585 Highway 333
Columbiana AL 35051

Property Address 565 Highway 333
Columbiana AL 35051

Date of Sale 1-21-14

Total Purchase Price \$ 50,000

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/21/14

Print Gueyong S. Gueyong

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1