

Send Tax Notice to:  
Mr. and Mrs. Bradley A. Woods  
191 Kahatchee Loop  
Childersburg, Alabama 35044

This instrument was prepared by:  
ELLIS, HEAD, OWENS & JUSTICE  
113 N. Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **THIRTY THOUSAND AND 00/100 DOLLARS (\$30,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the **Estate of George A. Green, deceased**, Probate Case No. PR-2014-000254, Shelby County, Alabama (herein referred to as Grantor), does grant, bargain, sell and convey unto **BRADLEY A. WOODS** and wife, **KERRI D. WOODS** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:


**PARCEL I:**

That certain lot on the West side of Thompson Street in the Town of Columbiana, Alabama, described as commencing where the North line of Section 25, Township 21, Range 1 West intersects the West right of way line of Thompson Street and run thence North 9 degrees and 30 minutes West, a distance of 103 feet to a point on the West line of Thompson Street for the point of beginning of the lot herein described and conveyed; run thence North 9 degrees and 30 minutes West along the West margin of Thompson Street, a distance of 111 feet to a ditch; run thence South 73 degrees and 30 minutes West, a distance of 168 feet; run thence South 22 degrees and 30 minutes East, a distance of 86 feet; run thence North 78 degrees and 30 minutes East, a distance of 145 feet to the point of beginning.

**PARCEL II:**

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West and run East along the South boundary of said section, a distance of 218.75 feet to the Southwest corner of the J. W. McGiboney lot; thence continue East along said South boundary a distance of 138.26 feet; thence turn an angle of 90 degrees to the left and run in a northerly direction a distance of 68.02 feet to the point of beginning; thence turn an angle of 81 degrees 19 minutes to the right and run a distance of 88.85 feet to a point; thence turn an angle of 101 degrees to the left and run a distance of 98 feet, more or less, to the center of a ditch and the South line of the Luther McGiboney lot; thence run southwesterly along said ditch a distance of 63 feet; thence run South along the East line of Bohannon lot, as described in Deed Book 272, Page 328, recorded in the Probate Office of Shelby County, Alabama a distance of 89 feet, more or less, to the point of beginning; located in the SW 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West.

Shelby County, AL 06/22/2015  
State of Alabama  
Deed Tax: \$30.00

  
20150622000209860 1/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
06/22/2015 03:44:48 PM FILED/CERT



George A. Green died on or about November 1, 2013. He was predeceased by his wife, Flora Irene McGiboney Green, who died on or about October 30, 1995. Jenny Lespi is the personal representative of the Estate of George A. Green, deceased, Case No. PR-2014-000254, in the Probate Court of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 2015 and subsequent years, not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Permits, easements and rights of way of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22<sup>nd</sup> day of June, 2015.

ESTATE OF GEORGE A. GREEN, deceased

Jenny Lespi as personal  
JENNY LESPI, as Personal Representative of  
the Estate of George A. Green, deceased representative

STATE OF ALABAMA    )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JENNY LESPI, whose name as personal representative of the Estate of George A. Green, deceased, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as personal representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of June, 2015.

Kim M. Foster  
Notary Public  
My Commission Expires: 1-7-19

# Real Estate Sales Validation Form

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

Grantor's Name Jenny Lespi, the Personal Representative of George A. Green, deceased Grantee's Name Bradley A. Woods  
Mailing Address 307 Thompson Street Mailing Address Kerri D. Woods  
Columbiana, Alabama 35051 191 Kahatchee Loop  
Childersburg, Alabama 35044

Property Address 308 Thompson Street Date of Sale June 22, 2015  
Columbiana, Alabama 35051 Total Purchase Price \$ 30,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_



20150622000209860 3/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
06/22/2015 03:44:48 PM FILED/CERT

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ Closing Statement

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 6-22-15

Print Jenny Lespi: as personal representative of George A. Green, deceased

☐ Unattested Kim M. Foster Sign Jenny Lespi as personal  
(verified by) (Grantor/Grantee/Owner/Agent) circle one  
representative

Form RT-1