

17⁰⁰
6⁰⁰
23⁰²

This Instrument was Prepared by:
Corey L. Wood
Holly Gates
120 Bird Street
Harpersville, AL 35078

Send Tax Notice To: Chad Edward Quinn

WARRANTY DEED

20150818000287030 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
08/18/2015 11:33:57 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

C.L.W.
8-10-15

That in consideration of the sum of Six Thousand Dollars and No Cents (\$6,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, ~~Corey L. Wood, an unmarried~~ man and Holly Gates Formerly Known As Holly J. Wood, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Chad Edward Quinn (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

A parcel of land containing 1/2 acre, more or less, located in the SE 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said 1/4 1/4 section; thence run East along the South line of said 1/4 1/4 section a distance of 840 feet to the point of beginning; thence continue last course a distance of 105 feet; thence run North a distance of 210 feet; thence run West a distance of 105 feet; thence run South a distance of 210 feet to the point of beginning.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property does not constitute the homestead of the grantors nor their spouses.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of August, 2015.

C.L.W.
8-10-15

Corey L. Wood
Corey L. Wood
Corey

Holly Gates
Holly Gates Formerly Known As Holly J. Wood

State of Alabama

} General Acknowledgment

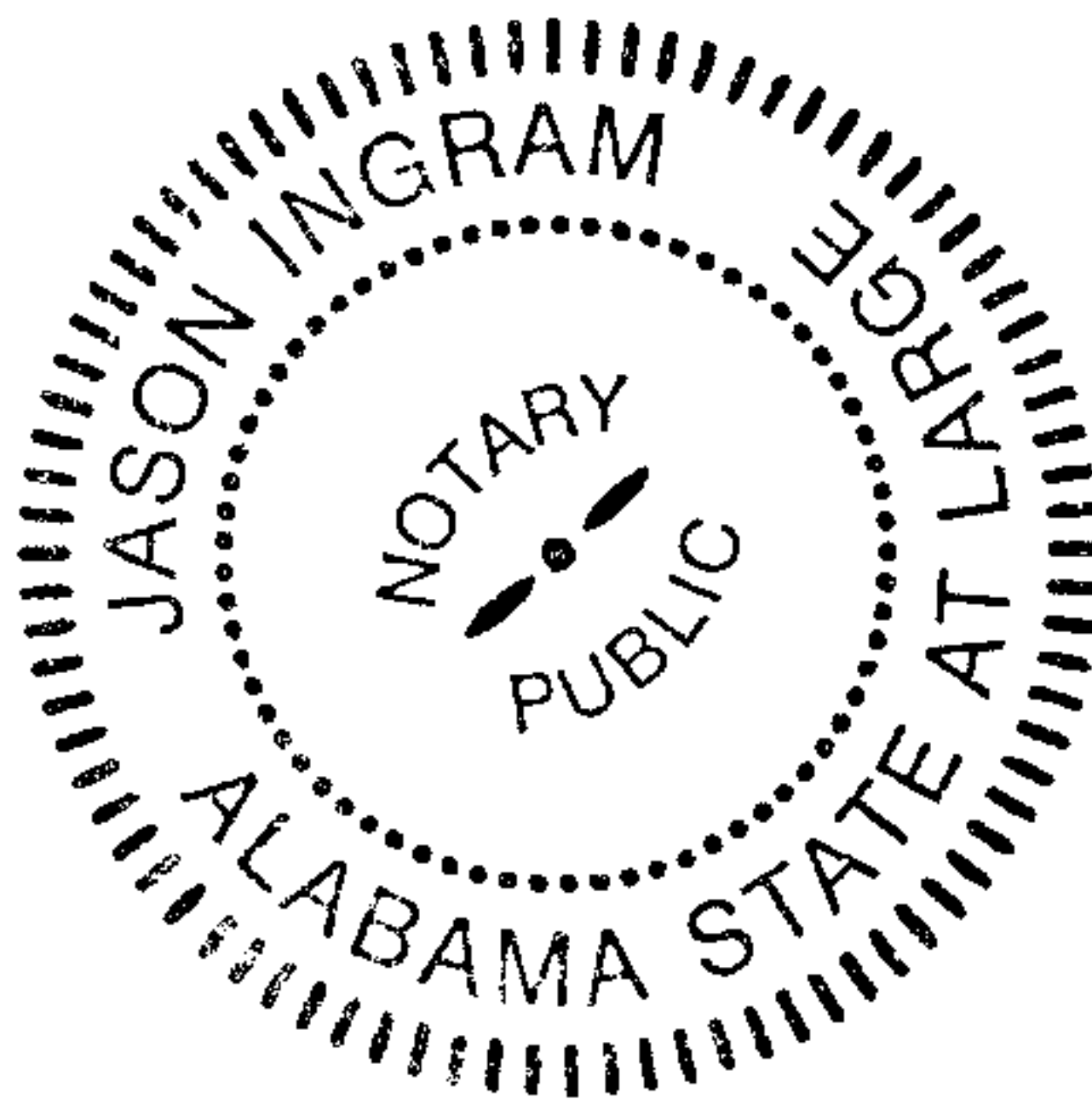
Shelby County

WJI
8/10/15

I, Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that ~~Corey L. Wood~~, a married man and Holly Gates Formerly Known As Holly J. Wood, a married woman, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of August, 2015.

Jason Ingram
Notary Public, State of Alabama
Jason Ingram
My commission Expires
July 13th, 2019
Printed Name of Notary
My Commission Expires:



Shelby County, AL 08/18/2015
State of Alabama
Deed Tax: \$6.00

Real Estate Sales Validation Form

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

Grantor's Name Cory L. Wood
Holly Gates Formerly Known As
Holly J. Wood
Mailing Address 120 Bird St
Harpersville AL 35078
Property Address 120 Bird Street
Harpersville, AL 35078

Grantee's Name Chad Edward Quinn
Mailing Address 120 Bird St
Harpersville AL 35078
Date of Sale August 10, 2015
Total Purchase Price \$6,000.00
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



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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 of 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 August 17, 2015

Print Jessica C Pugh

Unattested

(verified by)

Sign Jessica C Pugh
(Grantor/Grantee/Owner/Agent) circle one