

20150825000295610
08/25/2015 11:04:07 AM
DEEDS 1/4

RECORD AND REQUESTED BY:
DEBRA GREEN WOOD
928 GREYSTONE HIGHLANDS Circle
Birmingham, AL 35242

File No. 544385

Prepared By:
Certified Document Solutions
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:
09-3-05-0-003-007-000

WARRANTY DEED

This indenture made on this 14th day of August, 2015 witnesseth that, **DEBRA G. GREEN, now known as DEBRA GREEN WOOD, A MARRIED WOMAN, JOINED BY HER SPOUSE ALAN R. WOOD**, of 928 Greystone Highlands Circle, Birmingham, AL 35242, (hereinafter "Grantor") hereby grants, bargains, sells and conveys unto **DEBRA GREEN WOOD, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, of 928 Greystone Highlands Circle, Birmingham, AL 35242 (hereinafter "Grantee"), for and in consideration of \$0.00 and other valuable consideration, the receipt whereof is hereby acknowledged, the following described land in County of Shelby, State of Alabama to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 928 GREYSTONE HIGHLANDS Circle, Birmingham, AL 35242

Being all of the same Property conveyed to DEBRA G. GREEN by virtue of a Warranty Deed dated June 23, 2004 from JEFFREY RADFORD AND ERIN CURRY RADFORD, HUSBAND AND WIFE and recorded June 24, 2004 among the Official Property Records of Shelby County, Alabama as Instrument 20040624000346050.

Subject to all easements and rights of way of record, if any

AND the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This deed is a name change only.

WITNESS the hands and seal of said Grantor this 14th day of August, 2015
Debra G. Green aka Debra Green Wood
DEBRA G. GREEN, now known as DEBRA GREEN WOOD

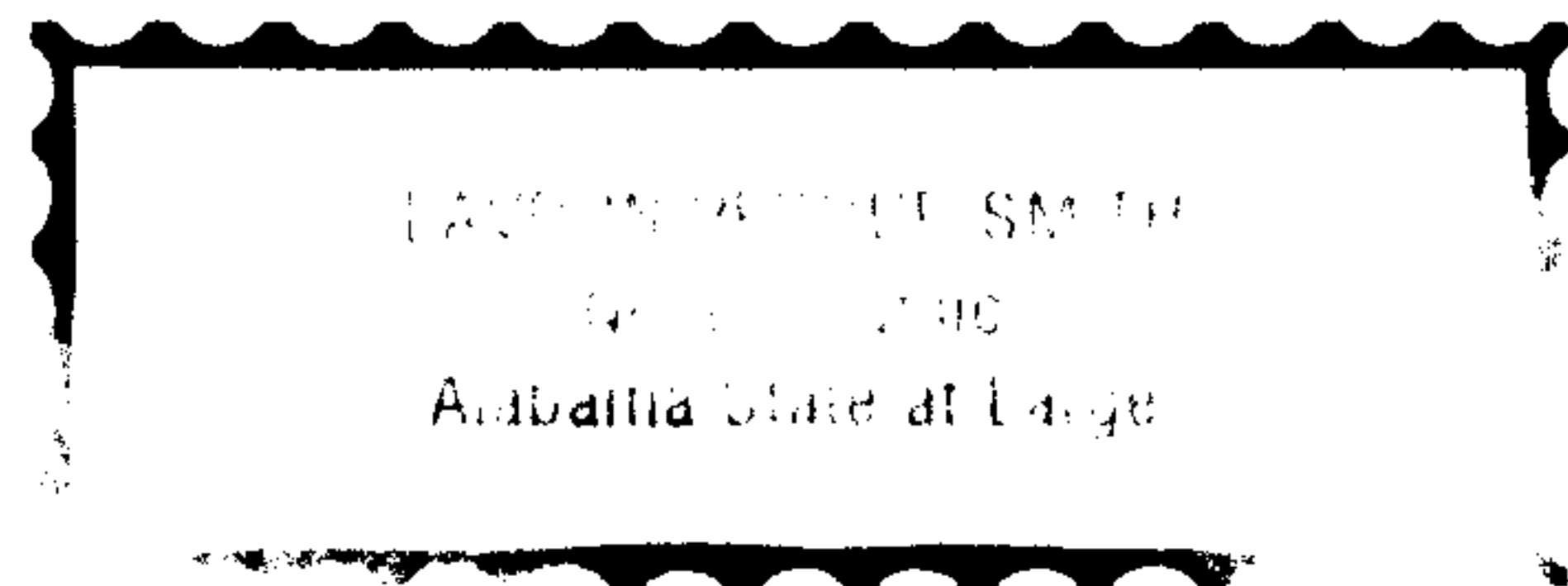
Alan R. Wood
ALAN R. WOOD

STATE OF ALABAMA
COUNTY OF STEWART

I, Lavoun Perdue-Smith, a Notary Public in and for said County in said State, hereby certify that DEBRA G. GREEN, now known as DEBRA GREEN WOOD AND ALAN R. WOOD whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of August, 2015.

Lavoun Perdue-Smith
NOTARY PUBLIC
Printed Name: Lavoun Perdue-Smith
My Commission Expires: 1/5/16

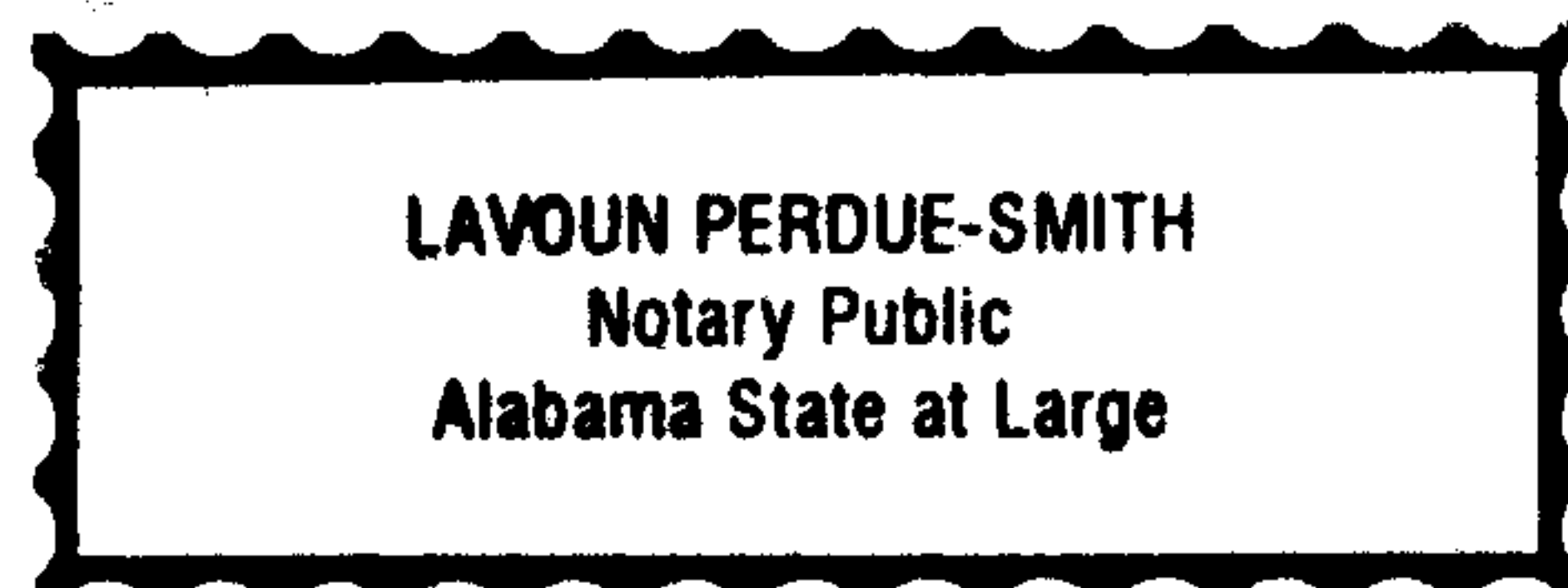


Total Purchase Price or Fair Market Value: _____

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



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 7, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE 1, AS
RECORDED IN MAP BOOK 19, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

P.I.D#: 09-3-05-0-003-007-000

20150825000295610 08/25/2015 11:04:07 AM DEEDS 3/4

Real Estate Sales Validation Form

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

Grantor's Name Debra G. Green
Mailing Address 928 Graystone Highlands Cir
Birmingham AL 35242

Grantee's Name Debra Green Wood
Mailing Address 928 Graystone Highlands Cir
Birmingham AL 35242

Property Address 928 Graystone Highlands Cir
Birmingham AL 35242

Date of Sale 8/14/15

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 153,400.-

*This deed is a name
change only.*

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 20150825000295610 08/25/2015 11:04:07 AM DEEDS 4/4

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 _____

Print _____

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/25/2015 11:04:07 AM
\$24.00 CHERRY
20150825000295610

James W. Fuhrmeister