

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Brandi Woodruff
William Woodruff
1497 Highway 83
Vincent AL 35178

20160719000251790 1/2 \$70.50
Shelby Cnty Judge of Probate AL
07/19/2016 11:34:57 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Brandi Woodruff fka Brandi C. Owings and husband William Woodruff (herein referred to as grantors) do grant, bargain, sell and convey unto Brandi Woodruff and husband, William Woodruff (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS: A LOT OR PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 58 MINUTES EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 293.0 FEET TO THE CENTER OF A PAVED ROAD; THENCE NORTH 30 DEGREES 51 MINUTES WEST ALONG THE CENTER OF SAID PAVED ROAD 287.4 FEET TO THE PLACE OF BEGINNING; THENCE FROM THE PLACE OF BEGINNING SOUTH 89 DEGREES 58 MINUTES WEST 225.32 FEET; THENCE NORTH 30 DEGREES 51 MINUTES WEST AND PARALLEL TO THE CENTER OF SAID ROAD 287.4 FEET; THENCE NORTH 89 DEGREES 58 MINUTES EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 225.32 FEET TO THE CENTER OF SAID PAVED ROAD; THENCE SOUTH 30 DEGREES 51 MINUTES EAST ALONG THE CENTER OF SAID PAVED ROAD 287.4 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPT: A TRACT OF LAND LOCATED IN THE N 1/2 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 17; THENCE SOUTH 89 DEG. 54 MIN. WEST ALONG THE SOUTH LINE OF SAID FORTY, 422.0 FEET; THENCE NORTH 30 DEG. 51 MIN. WEST 287.8 FEET TO THE PLACE OF BEGINNING; THENCE FROM THE PLACE OF BEGINNING AND CONTINUING NORTH 30 DEG. 51 MIN. WEST 287.4 FEET; THENCE NORTH 89 DEGREES. 58 MIN. EAST 489.68 FEET; THENCE SOUTH 30 DEG. 51 MIN. EAST 287.4 FEET; THENCE SOUTH 89 DEG. 58. MIN. WEST 489.68 FEET TO THE PLACE OF BEGINNING.

Being the same property conveyed in 20080502000 179930 from Clovenski and Marsha Reynolds to Brandi C. Owings.

Preparer of deed has not checked title and has prepared said conveyance with a legal description provided by the parties.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 July 14, 2016

 (SEAL)
Brandi Woodruff fka Brandi C. Owings
 (SEAL)
William Woodruff

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Brandi Woodruff fka Brandi C. Owings and husband, William Woodruff, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 14th day of July, 2016.


Notary Public

My commission expires: 3-7-2018

Shelby County, AL 07/19/2016
State of Alabama
Deed Tax \$52.50

Real Estate Sales Validation Form

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

Grantor's Name BRANDY C. WOODRUFF
Mailing Address 1497 HWY 83
VINCENT AL 35178

Grantee's Name WILLIAM D BRANDY WOODRUFF
Mailing Address 1497 HWY 83
VINCENT AL 35178

Property Address 1497 HIGHWAY 83
VINCENT AL 35178

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$105,000.00 (1/2 52,500.00)


20160719000251790 2/2 \$70.50
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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 SHELBY COUNTY PROPERTY TAX COMMISSIONER

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 in property and their current mailing address.

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

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

Date of Sale - the date on which interest in 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 7/19/16

Print WILLIAM WOODRUFF

☐ Unattested
(verified by) _____

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one