

TITLE NOT EXAMINED
LEGAL DESCRIPTION FURNISHED BY GRANTOR
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by
Joel C. Watson, Attorney at Law
1240 FIRST ST. N, SUITE 102 Alabaster, Alabama 35007

WARRANTY DEED, TO INDIVIDUAL

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of FIVE THOUSAND DOLLARS AND NO\100 to the undersigned
grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

EVELYN WOODSON, A SINGLE WOMAN; (herein referred to as grantors) do grant, bargain,
sell and convey unto

ANNETTE SPIEGNER FIFTY PER CENT(%50) OF MY OWNERSHIP
(herein referred to as Grantee) the following described real estate, IN SHELBY COUNTY,
ALABAMA to wit:

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION


Subject to Easements, Restrictions and Rights of Way and Mortgages of Record.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs and
assigns of such GRANTEE forever, together with every contingent remainder and right of
reversion.

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
GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all
persons.

gth IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
day of JANUARY 2017.

Shelby County, AL 01/23/2017
State of Alabama
Deed Tax: \$8.50


20170123000026700 1/4 \$32.50
Shelby Cnty Judge of Probate, AL
01/23/2017 11:06:36 AM FILED/CERT

WITNESS:

Evelyn Woodson
Grantor-EVELYN WOODSON

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EVELYN WOODSON whose name is signed to the foregoing conveyance, and who are known to me, acknowledge 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 9th day of JANUARY A.D. 2017.

Ka Barber
NOTARY PUBLIC



20170123000026700 2/4 \$32.50
Shelby Cnty Judge of Probate, AL
01/23/2017 11:06:36 AM FILED/CERT

Woodson To Spiegner

EXHIBIT "A"

Beginning at the NE corner of Lee Roy Cobb line and running in a Northerly direction parallel with Birmingham & Montgomery Highway 210 feet; thence West 420 feet to right of way of L & N Railroad right of way; thence Southeast direction parallel with L & N Right of Way 210 feet; thence East 420 feet to Birmingham & Montgomery Right of Way to point of beginning. Being 2 acres, more or less.


20170123000026700 3/4 \$32.50
Shelby Cnty Judge of Probate, AL
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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 Evelyn Woodson
Mailing Address 830 Old Hwy 31
Alabaster Ala 35007

Grantee's Name Annette Spiedner
Mailing Address 104 7th Pl SE
Alabaster AL 35007

Property Address 830 Old Hwy 31
Alabaster, AL 35007

Date of Sale 1/9/17
Total Purchase Price \$


or
Actual Value \$

or
Assessor's Market Value \$ 16,350 1/2 = 8,175

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


20170123000026700 4/4 \$32.50
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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 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

Unattested

(verified by)

Print Annette B Spiedner

Sign Annette B. Spiedner
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1