

This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020

SEND TAX NOTICE TO:
Darriel Wilson
219 Jasmine Drive
Alabaster, Alabama 35007

File #0317-05

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF JEFFERSON


20171121000420970 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
11/21/2017 02:46:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Five Thousand and 00/100 Dollars (\$5000), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jimmy Greathouse, Personal Representative of the Estate of Edisel Hormel Woody, aka E. H. Woody, deceased, Jefferson County, Alabama, Bessemer Division, Probate Case No. 2014-046875, whose mailing address is 6925 Chesser Road, Bessemer, Alabama 35023, is (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto Darriel Wilson and Tasheka Wilson, whose mailing address is 219 Jasmine Drive, Alabaster, Alabama 35007, (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, the address of which is 533 Eastern Valley Road, Tract 2, Bessemer, Alabama 35020, to-wit:

See attached Exhibit A - Legal Description of Property

SUBJECT PROPERTY IS NOT THE GRANTOR(S) HOMESTEAD

SUBJECT TO:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. All taxes for the year 2017 and subsequent years, a lien not yet due and payable.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements, not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes, special assessments, and dues which are not shown as existing liens by the public records.
8. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization.
9. Any portion of subject Land lying in any road right of way.
10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B, including those recorded in Real Volume 673, page 200. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
11. Sanitary sewer agreement recorded in Real Volume 601, page 623.

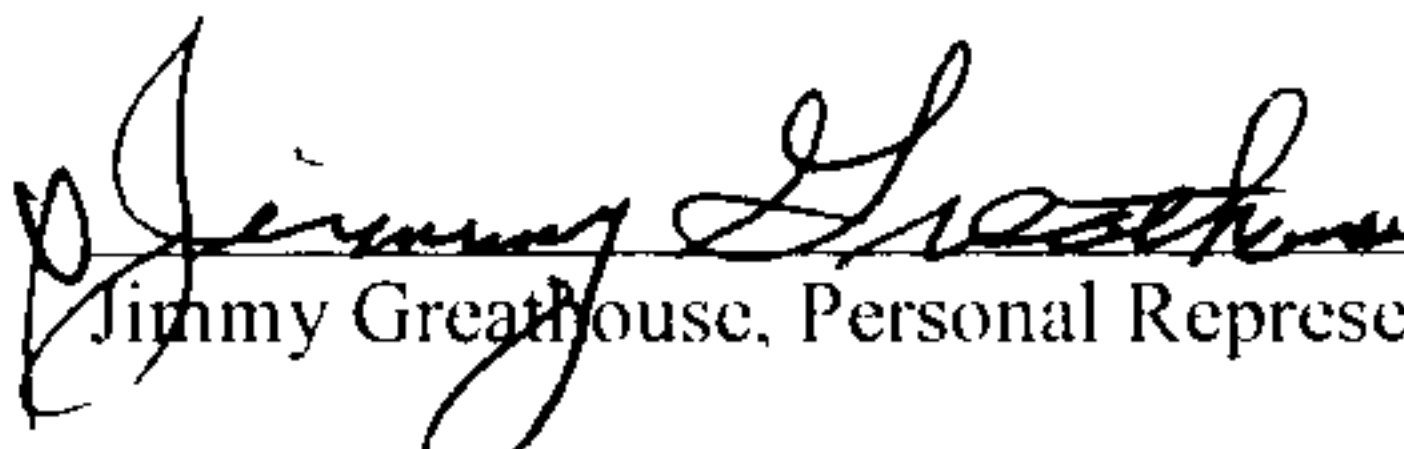
§ of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), Jimmy Greathouse, Personal Representative of the Estate of Edisel Hormel Woody, aka E. H. Woody, deceased, Jefferson County, Alabama, Bessemer Division, Probate Case No. 2014-046875, whose mailing address is 6895 Chesser Road, Bessemer, Alabama 35023, have hereunto set my (our) hand(s) and seal(s) this 3rd day of March, 2017.

ESTATE OF EDISEL HORMEL WOODY

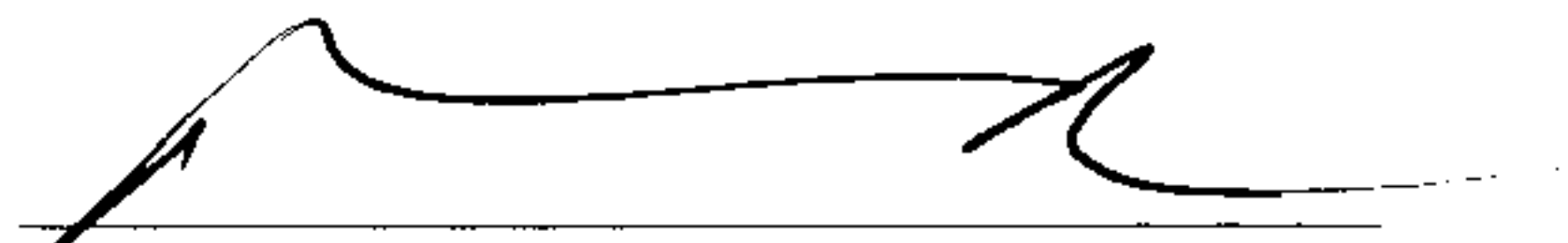
 (SEAL)
Jimmy Greathouse, Personal Representative


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Shelby Cnty Judge of Probate AL
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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy Greathouse, Personal Representative of the Estate of Edisel Hormel Woody, aka E. H. Woody, deceased, Jefferson County, Alabama, Bessemer Division, Probate Case No. 2014-046875, 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 3rd day of March, 2017.



Notary Public

My commission expires: 11/29/2019

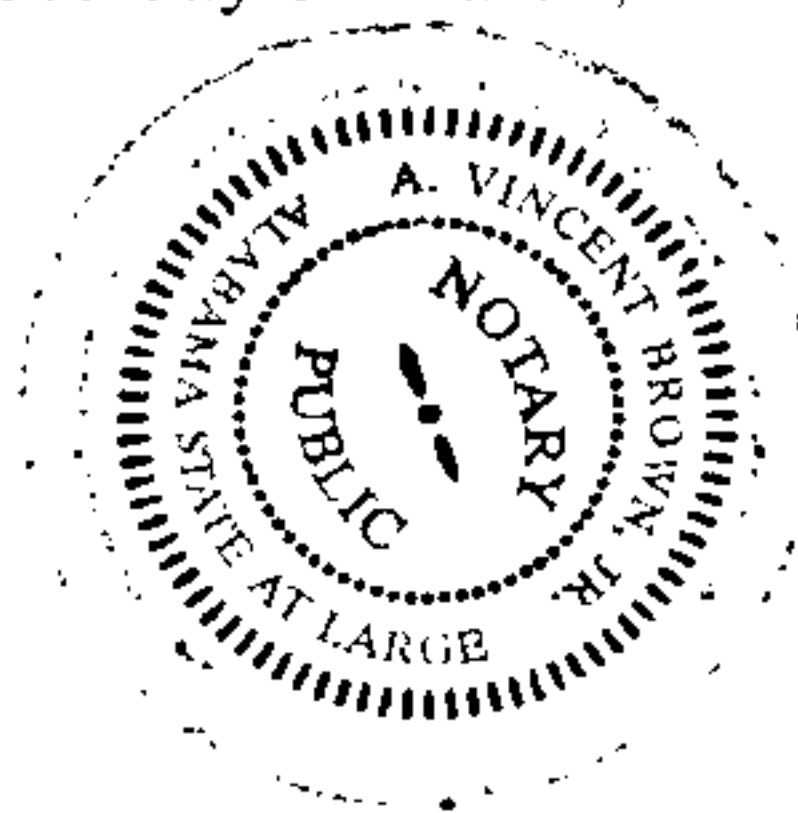


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Commence at the northeast of Block 15 according to map of McAdory v. Bass as shown by map recorded in Office of the Judge of Probate in Deed Book 264, Page 381, said property being located in the North-East quarter of the South-West quarter of Section 21, Township 18 South, Range 4 West of the Huntsville Principle Meridian, Jefferson County, Alabama, thence in a southerly direction along the east boundary of said Block 15 for 137.00 feet; thence turn an angle of 91 02'15" to the right in a westerly direction 590.03 feet to intersection with the southeast right-of-way of a public road (Eastern Valley Road), said intersection being the POINT OF BEGINNING; thence continue in a westerly direction along a straight line projection of the last mentioned course 77.56 feet; thence turn an angle of 89 02' to the right in a northerly direction 137.00 feet to intersection with the north boundary of said Block 15; thence turn an angle of 90 58' to the right in an easterly direction along said north boundary 164.03 feet to intersection with said southeast right-of-way; thence turn an angle of 121 45' to the right in a southwesterly direction along said southeast right-of way 159.93 feet to the POINT OF BEGINNING; EXCEPT a 50.00 feet road right-of-way (Eastern Valley Road) along the southeastern boundary of above described property.


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