

20171214000445960  
12/14/2017 10:16:13 AM  
DEEDS 1/2

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Lisa Powell  
1171 Berwick Road  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Rachael Wood, and her husband, Christopher Wood**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Lisa Powell**

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

**Lot 145-A, according to a Resurvey of Lots 129 thru 178 of Greystone Ridge Garden Homes, as recorded in Map Book 17, Page 28, in the Probate Office of Shelby County, Alabama.**

**\$194,750.00** of the proceeds come from a mortgage recorded simultaneously herewith.

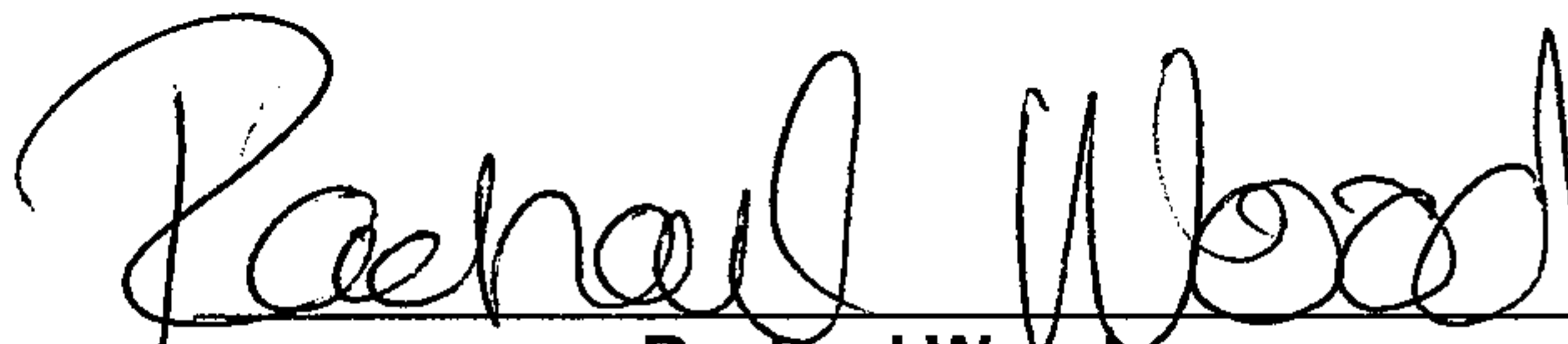

- Subject to:
- (1) 2018 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantors; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Rachael Wood and Rachel Harvey are one and the same person.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, **her** heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, **her** heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **8th day of December, 2017**.

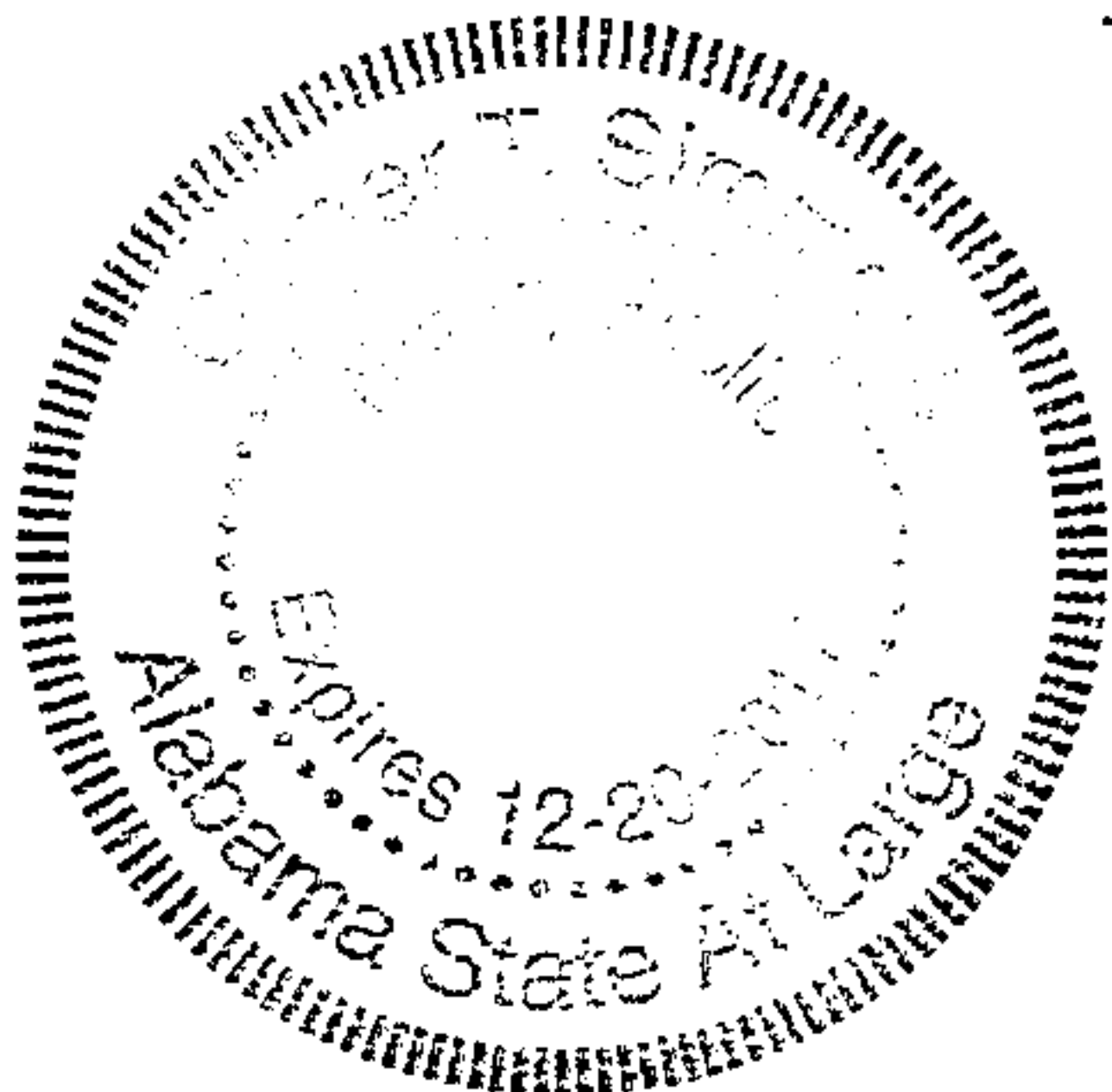
 (Seal)  (Seal)  
Rachael Wood Christopher Wood

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Rachael Wood and Christopher Wood** 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 **8th day of December, 2017**.

  
Notary Public: **Gilmer T. Simmons**  
My Commission Expires: **12/20/2017**



20171214000445960 12/14/2017 10:16:13 AM DEEDS 2/2  
REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: Rachael Wood

Date of Sale: December 8th, 2017

Grantor Name: Christopher Wood

Mailing Address: 1171 Berwick Road  
Birmingham, Alabama, 35242

Total Purchase Price: \$205,000.00

Or

Actual Value: \$ \_\_\_\_\_

Property Address: 1171 Berwick Road  
Birmingham, Alabama, 35242

Or

Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: Lisa Powell

Mailing Address: 6254 Buffalo Springs Lane  
Bartlett, TN, 38135

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 \_\_\_\_\_

XX Closing Statement

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.

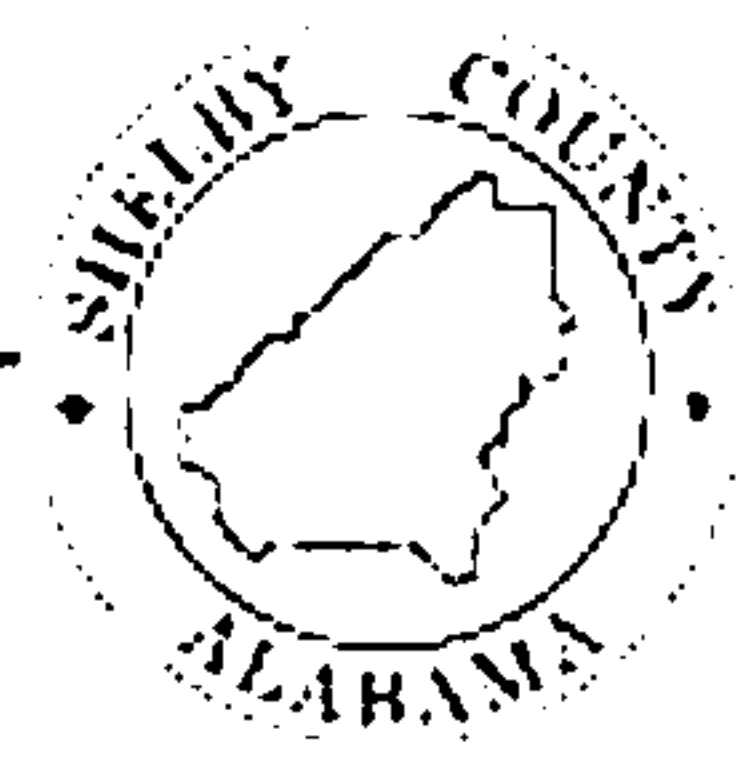
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: December 8th, 2017 Print: Gilmer T. Simmons

\_\_\_ Unattested  
(verified by)

Sign: Gilmer T. Simmons  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/14/2017 10:16:13 AM  
\$28.50 CHARITY  
20171214000445960

*[Handwritten Signature]*