

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Daniel Woods and Lori Woods
301 Highland Park Dr.
Birmingham, AL 35242

WARRANTY DEED

20180827000306600

08/27/2018 10:38:34 AM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Forty-Five Thousand And No/100 Dollars (\$345,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Charles E. Shirah and Barbara G. Shirah, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Daniel Woods and Lori Woods (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 704, according to the Survey of Highland Lakes, 7th Sector, as recorded in Map Book 20, Page 58 A, B, and C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument # 1994-07111, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument # 1995-28389, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$276,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 24 day of

August 20 18.

Charles E. Shirah
Charles E. Shirah

Barbara G. Shirah
Barbara G. Shirah

STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Charles E. Shirah and Barbara G. Shirah 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 on this 24 day of August, 2018.

[Signature]
Notary Public

My commission expires: 1/31/21

FILE NO.: TS-1801737

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Charles E. Shirah and Barbara G. Shirah	Grantee's Name	Daniel Woods and Lori Woods
Mailing Address	301 Highland Park Dr. Birmingham, AL 35242	Mailing Address	1008 Dunnivant Pl Birmingham, AL 35242
Property Address	301 Highland Park Dr. Birmingham, AL 35242	Date of Sale	August 24, 2018
		Total Purchase Price	\$345,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's 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	☐ Appraisal
☐ Sales Contract	☐ Other: _____
☒ 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 - Charles E. Shirah and Barbara G. Shirah, 301 Highland Park Dr., Birmingham, AL 35242.

Grantee's name and mailing address - Daniel Woods and Lori Woods, 1008 Dunnivant Pl, Birmingham, AL 35242.

Property address - 301 Highland Park Dr., Birmingham, AL 35242

Date of Sale - August 24, 2018.

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: August 24, 2018

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/27/2018 10:38:34 AM
 \$87.00 CHERRY
 20180827000306600

Allen S. Bayl