

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-18-25034

Send Tax Notice To: Heath Trumbly

P.O. Box 1718
Alabaster, AL 35007

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, 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, **Michael S. Wood and Ruth R. Wood**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Heath Trumbly, and Angela Trumbly** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 the 9th day of November, 2018.


Michael S. Wood


Ruth R. Wood

State of Alabama

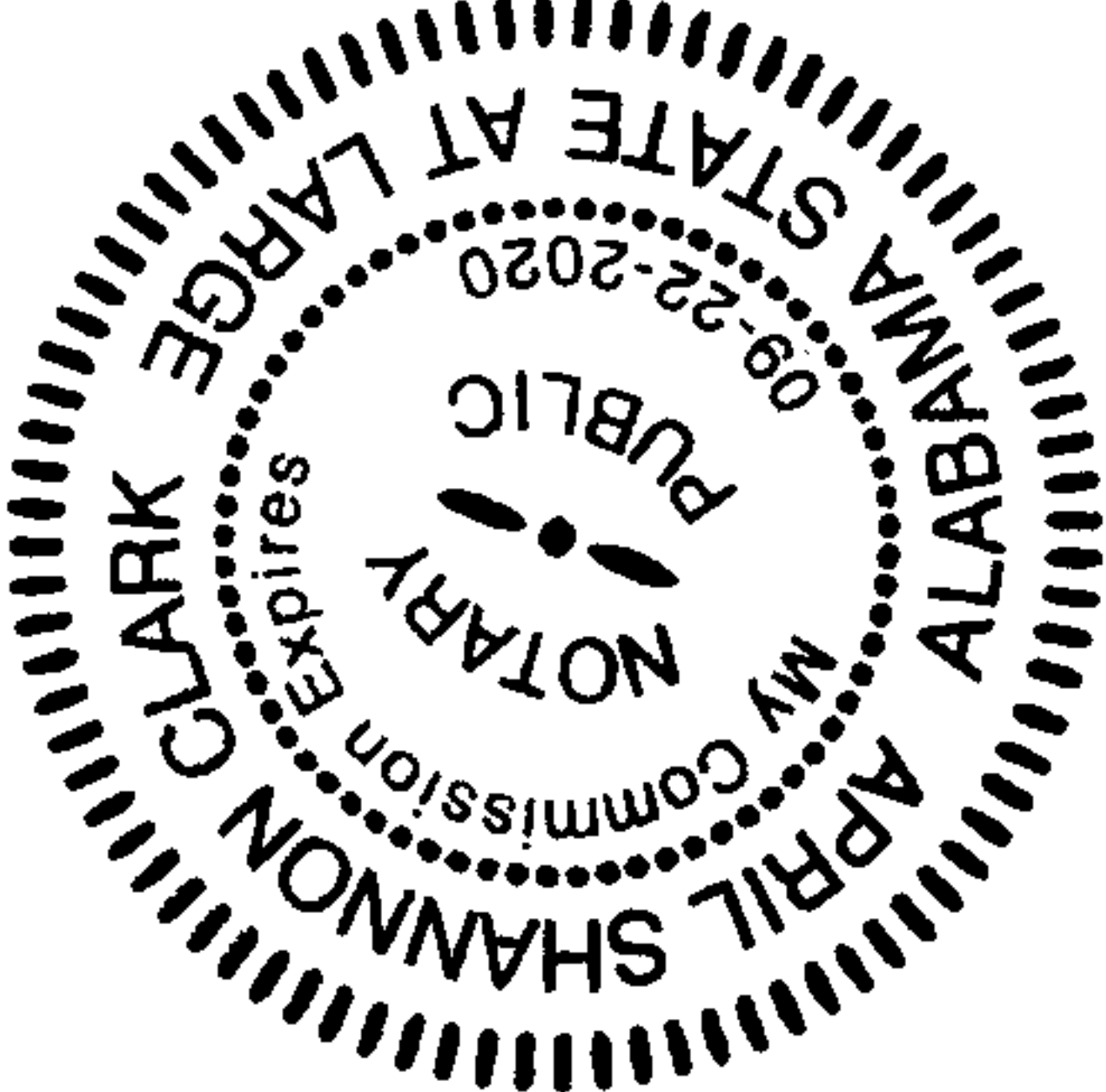
County of Shelby


20181113000400330 1/3 \$221.00
Shelby Cnty Judge of Probate, AL
11/13/2018 11:42:13 AM FILED/CERT

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Michael S. Wood and Ruth R. Wood, 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 the 9th day of November, 2018.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 22, 2020



Shelby County, AL 11/13/2018
State of Alabama
Deed Tax: \$200.00

EXHIBIT "A"
LEGAL DESCRIPTION

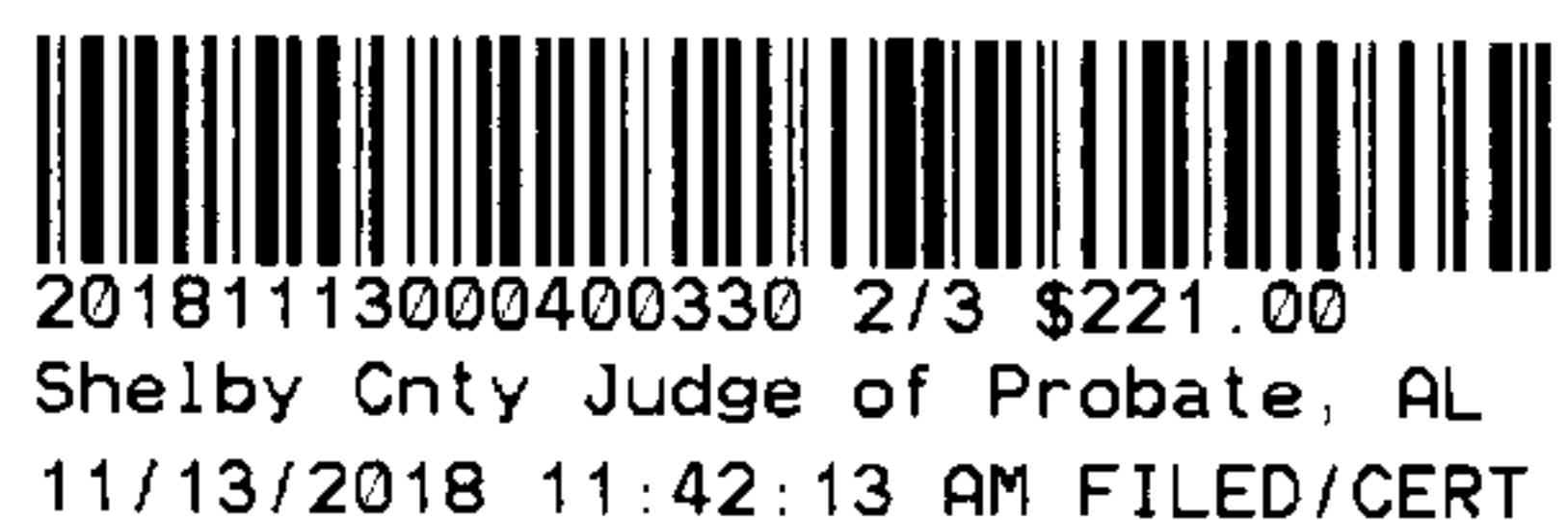
PARCEL I:

Begin at the NW corner of Lot #10 of subdivision of Rice Aces, as shown by map or plat of said subdivision recorded at Page 117 of Map Book 3, Office of the Judge of Probate of Shelby County, Alabama, and run northeasterly along the North boundary of said Lot #10 a distance of 138.29 feet to the NE corner of said Lot #10; thence turning an angle of 112 degrees 53 minutes to the right, run along the East boundary of said Lot #10 a distance of 120.60 feet to a point; thence turning an angle of 54 degrees 58 minutes to the right run 124.49 feet to a point on the West boundary of said Lot #10; thence turning an angle of 114 degrees 50 minutes to the right, run North along the West boundary of said Lot #10 a distance of 140.82 feet to the point of beginning of the lot herein described. Less that part of herein described property sold to Alabama Power Company. Also conveyed hereby is the one boat house located and used in connection with the above described lot as they presently exist.

PARCEL II:

A part of Lot 10, according to the subdivision of Rice Acres, as surveyed by W. B. Bennett and recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, Page 117, more particularly described as follows: Commence at the SW corner of Lot 10; thence run North 11 degrees 34 minutes 25 seconds East a distance of 99.53 feet; thence run North 11 degrees 41 minutes 26 seconds East a distance of 99.77 feet to the point of beginning; thence run North 83 degrees 49 minutes 43 seconds East a distance of 75.80 feet; thence run North 03 degrees 47 minutes 12 seconds East a distance of 9.62 feet; thence run South 76 degrees 51 minutes 26 seconds West a distance of 78.04 feet to the point of beginning.

Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Michael S. Wood
Ruth R. Wood

Mailing Address 750 Ratliff Ln
Birmingham, AL 35210

Property Address 170 Island Circle
Shelby, AL 35143

Grantee's Name Heath Trumbly
PO Box 1718

Mailing Address Alabaster, AL 35007

Date of Sale November 09, 2018
Total Purchase Price \$200,000.00

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 - 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 of 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 November 06, 2018

Print Michael S. Wood

Unattested

Sign Michael S. Wood
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20181113000400330 3/3 \$221.00
Shelby Cnty Judge of Probate, AL
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Form RT-1