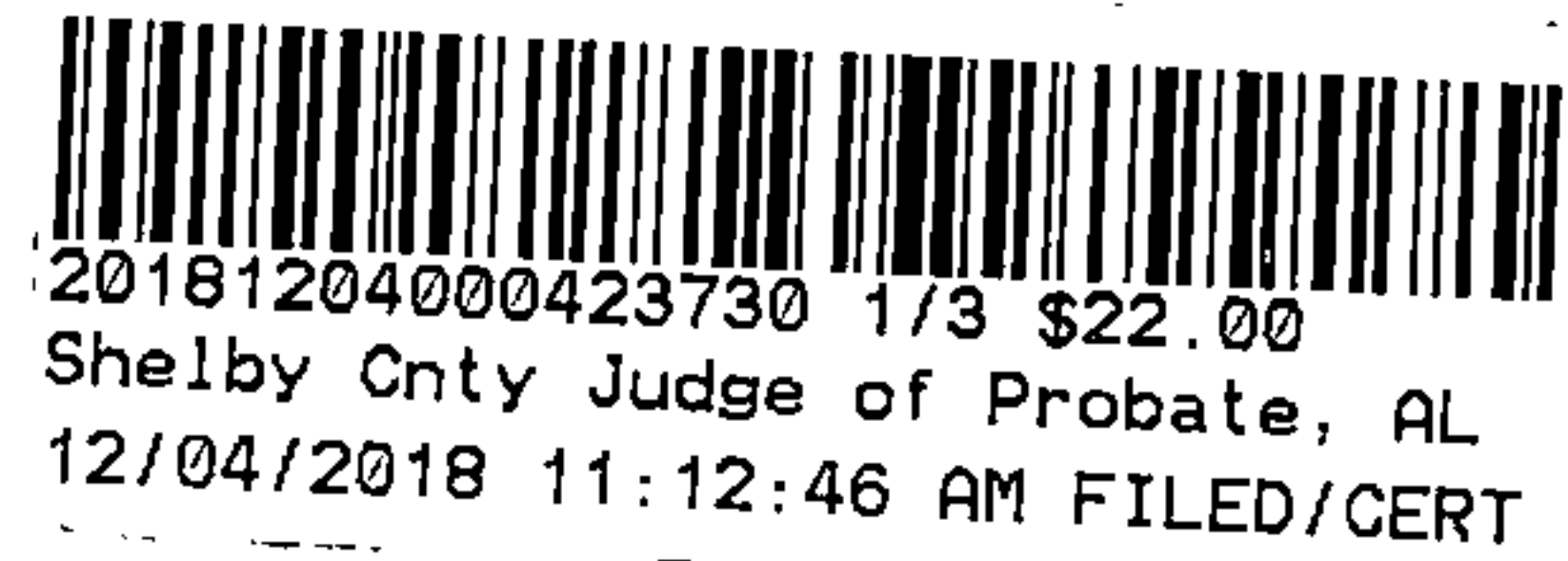


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**



**SHELBY COUNTY**                      KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the Patricia A. Wood Testamentary Trust established by the will of Patricia A. Wood probated in Case No. PR-2007-000554 in the Probate Court of Shelby County, Alabama, the undersigned Melba V. Connell, trustee of said trust and personal representative of said estate (herein referred to as GRANTOR) pursuant to the power and discretion given to her in said trust and will does grant, bargain, sell and convey unto Eric D. Wood, sole beneficiary of the trust named in the will (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 32, Township 21 South, Range 1 West, described as follows: Begin at the Southwest corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 32, Township 21 South, Range 1 West, run North along the West boundary line of said quarter-quarter Section a distance of 117 feet to a point; thence Easterly and parallel to the South boundary line of said quarter-quarter Section a distance of 300 feet to a point; thence Southerly and parallel to the West boundary line of said quarter-quarter Section a distance of 117 feet, more or less, to the South boundary line of said quarter-quarter Section; thence West along South boundary line of said quarter-quarter Section to point of beginning.

Subject to the following condition: if the above described property is sold for a sum in excess of \$10,000, then the first \$10,000 of the sales proceeds shall be paid to Grady E. Carden.

Patricia A. Wood, deceased, was the surviving grantee named in the deed dated January 6, 1983, recorded in Deed Book 344, Page 974, in the Probate Office of Shelby County, Alabama, the other grantee, Billy H. Wood, having died prior to the death of Patricia A. Wood while still married to her.

TO HAVE AND TO HOLD to the said GRANTEE, his or her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

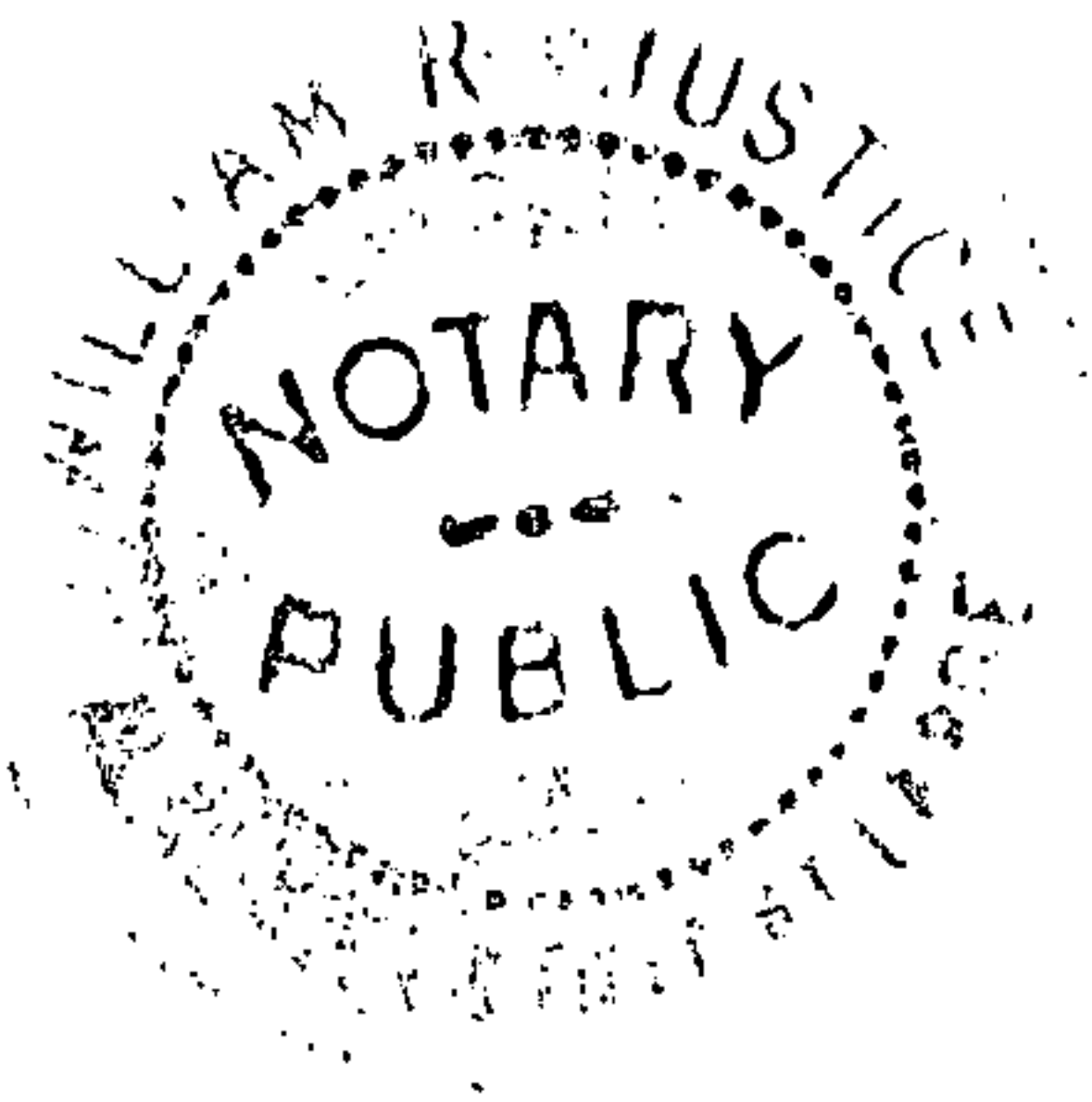
12<sup>th</sup> day of November, 2018.

Melba V. Connell as trustee and personal  
representative

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melba V. Connell, whose name as trustee of the Patricia A. Wood testamentary trust and personal representative of the estate of Patricia A. Wood, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she as such trustee and personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of November, 2018.



William R. Justice  
Notary Public



20181204000423730 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
12/04/2018 11:12:46 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Patricia A. Wood Estate  
Mailing Address 70 Almond Way  
Columbiana, AL 35051

Grantee's Name Eric Wood  
Mailing Address 324 Hwy 97  
Columbiana, AL 35051

Property Address 324 Hwy 97  
Columbiana, AL 35051

Date of Sale 11-12-18  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 78,600

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 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 11-12-18

Print Melba K. Connell

Unattested

Sign Melba K. Connell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

