

SEND TAX NOTICE TO:
Suzanne Hall Wood and Michael Lee Wood
6762 Double Oak Court
Birmingham, Alabama 35242

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ~~Jefferson~~ *Shelby*

That in consideration of **Seven Hundred Ninety Seven Thousand Five Hundred Seventy Four dollars & no cents (\$797,574.00)**

To the undersigned grantor, GS Masters, Inc.

A corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents,
grant, bargain, sell and convey unto

Suzanne Hall Wood and Michael Lee Wood

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF CANTERBURY COVE, AS RECORDED IN MAP BOOK 39, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 39, Page 132 and that survey by Arrington Engineering & Land Surveying, Inc., Jeff D. Arrington, AL Reg. #18664

40' building setback line on front of said lot; 10' easement on rear or south side of said lot; 15' water easement on west side of said lot as shown on recorded map/plat.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument #20080404000136950, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Directors, who is authorized to execute this conveyance, has hereto set its signature and seal, this April 15, 2019.

ATTEST:

GS Masters, Inc.

Laura D. Masters
Secretary

By: G. Scott Masters
G. Scott Masters

By: Laura D. Masters
Laura D. Masters

STATE OF Alabama
COUNTY OF Lafayette

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **G. Scott Masters and Laura D. Masters** whose name as **Directors**, of **GS Masters, Inc.**, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 15th day of April, 2019.

William Cockrell, II
Notary Public. (Seal)
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II
Notary Public, Alabama State At Large
My Commission Expires Jan. 9, 2021

20190417000126190 04/17/2019 01:49:19 PM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name GS Masters, Inc. Grantee's Name Suzanne Hall Wood and Michael Lee Wood
Mailing Address 299 Grandview Parkway Mailing Address 6762 Double Oak Court
Maylene, Alabama 35114 Birmingham, Alabama 35242
Property Address 6762 Double Oak Court Date of Sale 04/15/2019
Birmingham, Alabama 35242
Total Purchase Price \$797,574.00
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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 4-15-19

Print William Patrick Coelner
~~Suzanne Hall Wood~~

Unattested

JP
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2019 01:49:19 PM
\$819.00 CHERRY
20190417000126190

Allen S. Bayl