

This Instrument was Prepared by:

Send Tax Notice To: Greg Wood  
Dorothy Wood

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

6775 Hwy 55  
Wilsonville, AL 35184

File No.: S-19-25757

**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 **Twenty Five Thousand Dollars and No Cents (\$25,000.00)**, 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, **James P. Brooks and Barbara A. Brooks, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Greg Wood and Dorothy Wood**, (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 19th day of September, 2019.

  
James P. Brooks


  
Barbara A. Brooks

State of Alabama

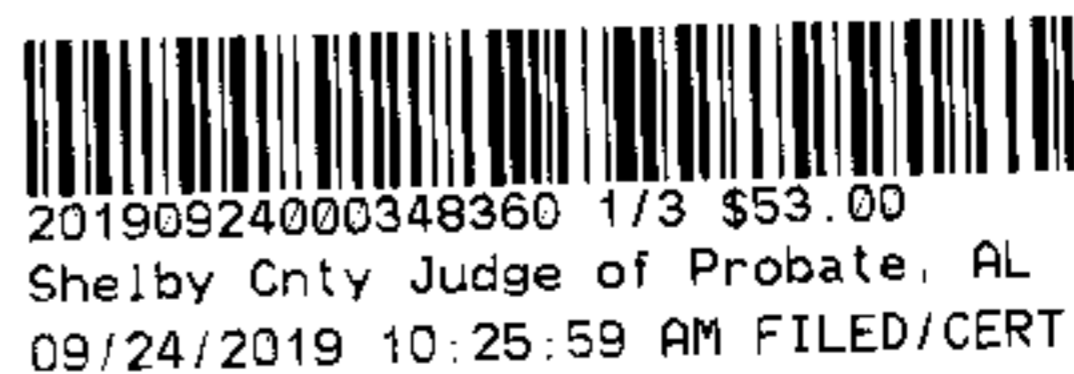
County of Shelby

I, Kelly Paramore, a Notary Public in and for the said County in said State, hereby certify that James P. Brooks and Barbara A. Brooks, 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 19th day of September, 2019.

  
Notary Public, State of Alabama

My Commission Expires



Shelby County, AL 09/24/2019  
State of Alabama  
Deed Tax: \$25.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 1 East; thence run North along the East line thereof for 380.04 feet; thence 92 degrees 11 minutes 45 seconds left run Westerly for 175.00 feet to the point of beginning; thence continue last described course for 175.72 feet; thence 42 degrees 14 minutes 30 seconds left run Southwesterly for 217.77 feet to the Northeasterly right of way of Shelby County Highway #61; thence 97 degrees 08 minutes 35 seconds right run Northwesterly along said right of way for 210.00 feet; thence 82 degrees 53 minutes 25 seconds right run Northeasterly for 211.11 feet; thence 14 degrees 37 minutes 48 seconds left run Northeasterly for 308.18 feet; thence 58 degrees 35 minutes 53 seconds right run Easterly for 153.14 feet; thence 90 degrees 59 minutes right run Southerly for 422.76 feet to the point of beginning.



20190924000348360 2/3 \$53.00  
Shelby Cnty Judge of Probate, AL  
09/24/2019 10:25:59 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 James P. Brooks
Barbara A. Brooks
Mailing Address 536 Cahaba River Est.
Hoover, AL 35244
Property Address 31 Greenwood Dr.
Wilsonville, AL 35186

Grantee's Name Greg Wood
Dorothy Wood
Mailing Address 6775 Hwy 55
Wilsonville AL 35186
Date of Sale September 19, 2019
Total Purchase Price \$25,000.00
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
Sales Contract (checked)
Closing Statement
Appraisal
Other

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 September 17, 2019

Print James P. Brooks

Unattested

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

(verified hv)
Barcode
20190924000348360 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
09/24/2019 10:25:59 AM FILED/CERT