

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-20-26243

Send Tax Notice To: Christopher R. Wood  
Rachael Wood  
1640 Hwy 77  
Columbiana, AL 35051

**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 **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, 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, **Brandon Steven Sinquefield and wife, Richelle Sinquefield** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher R. Wood and Rachael 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

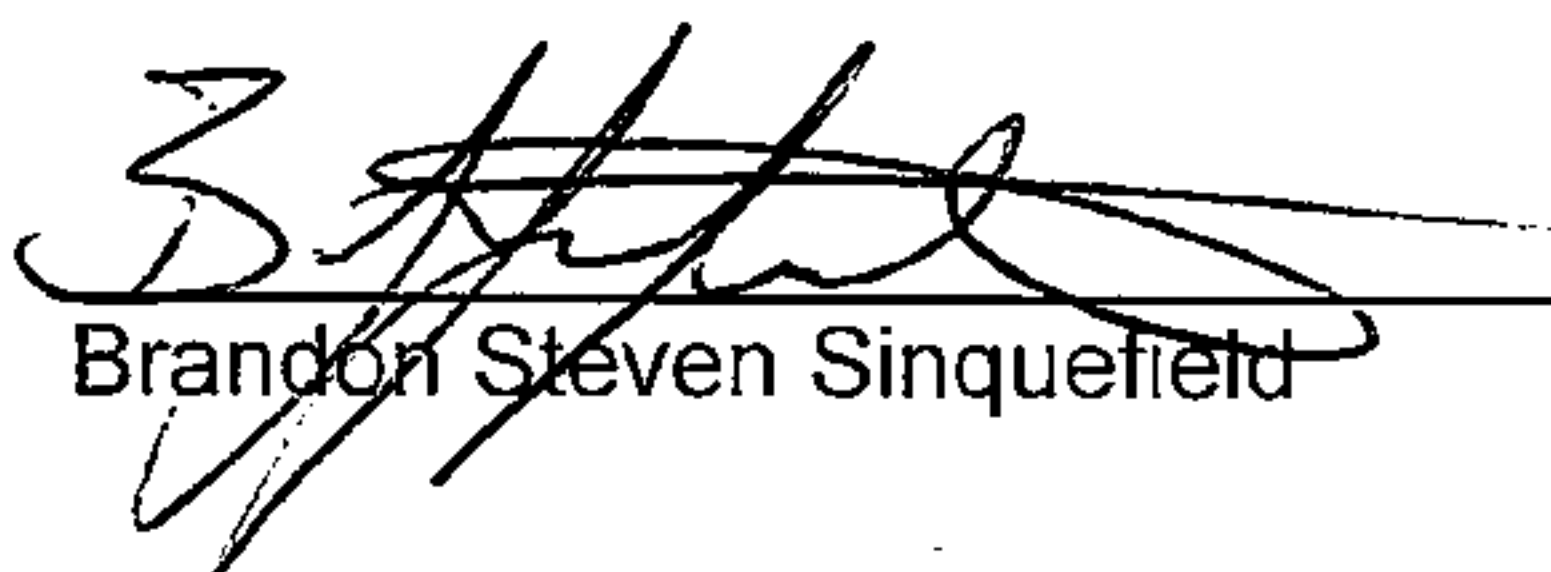
**Property may be subject to taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein.**

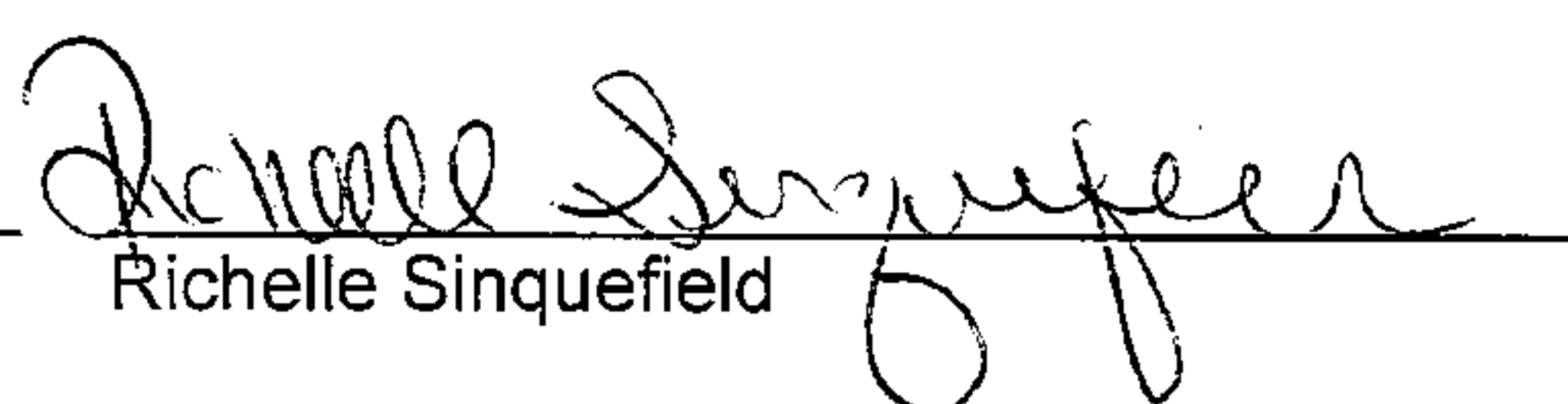
**\$97,700.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 24th day of April, 2020.

  
Brandon Steven Sinquefield

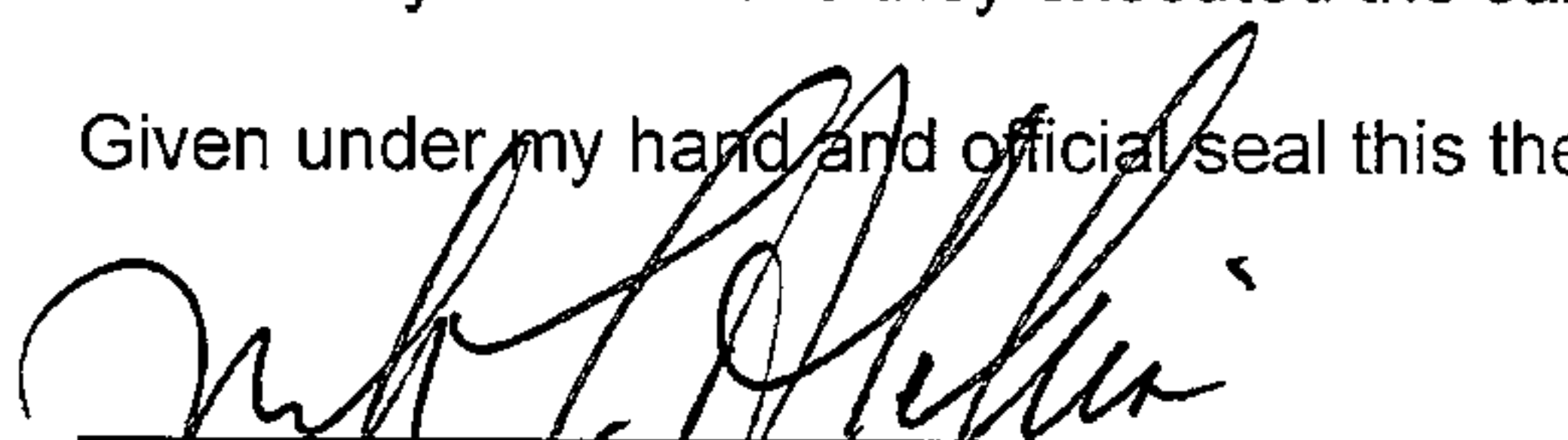
  
Richelle Sinquefield

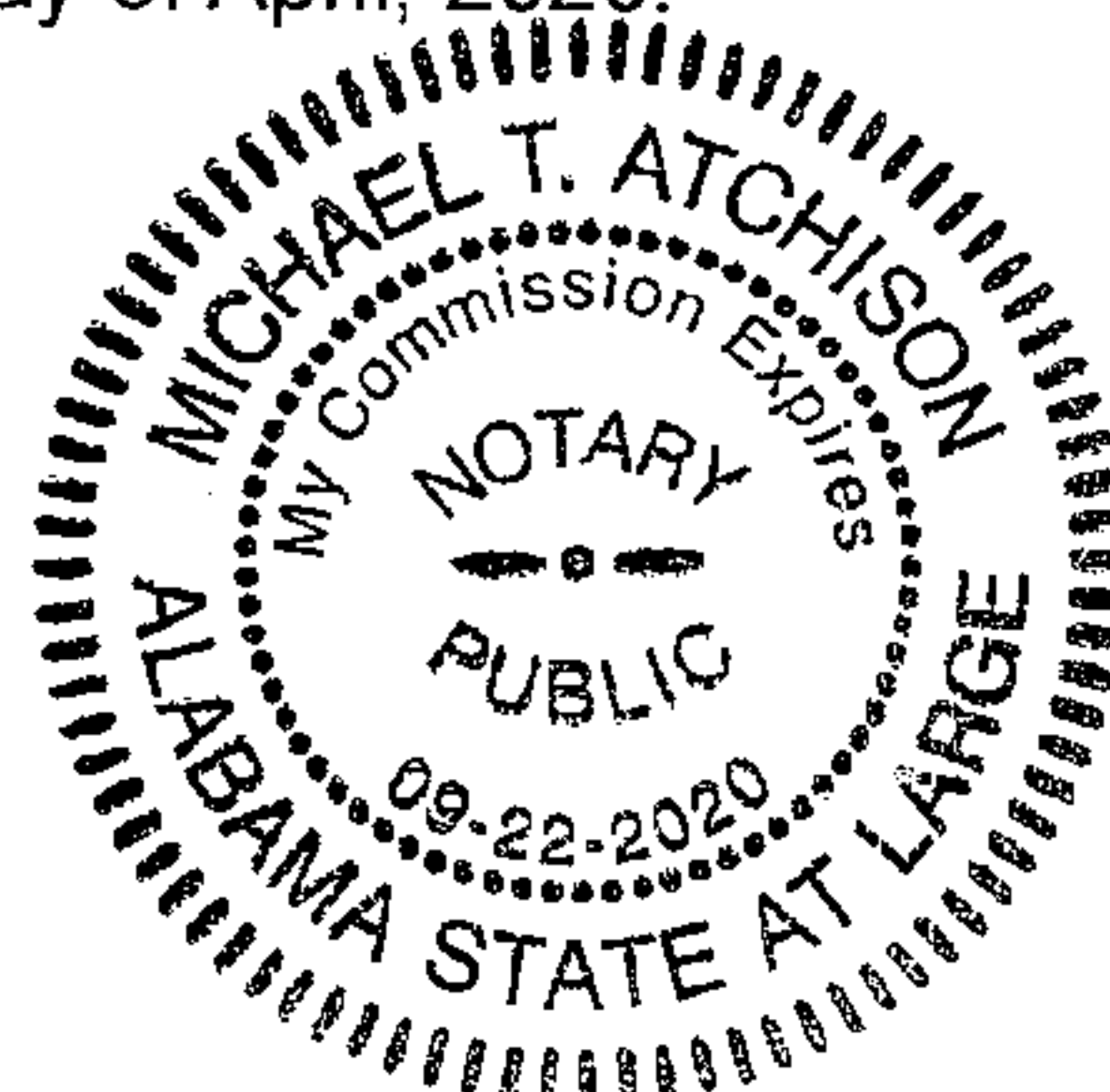
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brandon Steven Sinquefield and Richelle Sinquefield, 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 24th day of April, 2020.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: 9/22/2020



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

A parcel of land lying in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 4, Township 22 South, Range 1 East, Shelby County Alabama and being more particularly described as follows:

Beginning at a ½" rebar set at the intersection of the East Line of said Section 4 and the southeasterly right-of-way of County Highway 77; thence S 00°00'00" E along said East Line a distance of 1145.30 feet to an iron pin found; thence N 88°35'46" W a distance of 876.77 feet to a ½" rebar set on said southeasterly right-of-way line; thence along said southeasterly right-of-way line the following courses and distances: N 24°02'46" E a distance of 801.99 feet to a ½" rebar set; thence with a curve to the right having an arc length of 155.90 feet a radius of 260.00 feet and a chord bearing and distance of N 41° 13'25" E for 153.57 feet to a ½" rebar set; thence N 58°24'03" E a distance of 526.59 feet to the Point of Beginning.

According to the Survey of Rodney Shiflett, Alabama Reg. No #21784, dated July 24, 2003.

## Real Estate Sales Validation Form

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

Grantor's Name      Brandon Steven Sinquefield

Grantee's Name Christopher R. Wood

Mailing Address

180 Persimmon Ln  
Columbianga AL 35051

Columbian AI 3505i

Mailing Address 1640 Hwy 77

Columbiana, AL 35051

Property Address 1640 Hwy 77  
Columbiana, AL 35051

Columbiana, AL 35051

Date of Sale April 24, 2020

Total Purchase Price	\$115,000.00
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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

xx Sales Contract

## 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 May 11, 2020

Print Brandon Steven Singuefield

**Unattested**

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/15/2020 11:24:02 AM**  
**\$143.00 CHERRY**  
**20200515000193540**

Allen S. Beyer