

20200729000318020  
07/29/2020 02:07:13 PM  
DEEDS 1/3

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Lisa M. Woods**  
565 Hwy 67  
Calera, AL 35040

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY ONE THOUSAND DOLLARS AND NO CENTS (\$21,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Edward A. Woods and wife, Lisa M. Woods** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Lisa M. Woods and Zaine A. Woods** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

Exhibit A

**SUBJECT TO:**

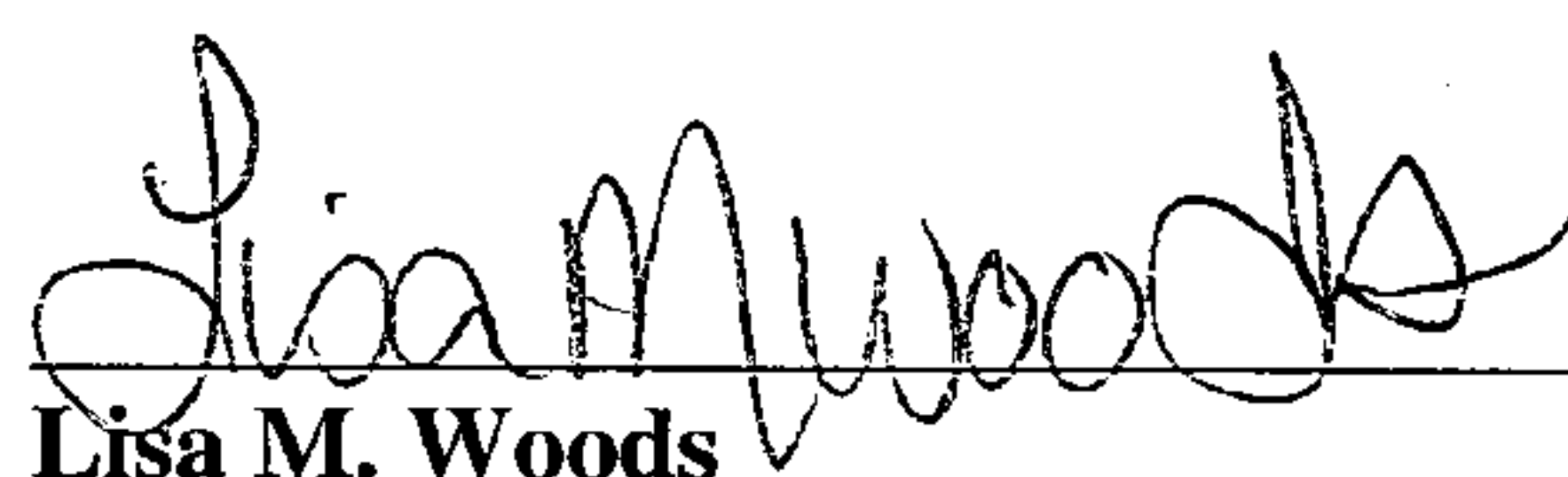
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

**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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 28<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
**Edward A. Woods**

  
\_\_\_\_\_  
**Lisa M. Woods**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Edward A. Woods and Lisa M. Woods** whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of July, 2020.




  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/22/2020

Exhibit A

Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 24 North, Range 13 East; thence 87 degrees 57 minutes 16 seconds East along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section and run 1071.48 feet; thence South 02 degrees 02 minutes 44 seconds West and run 215.74 feet; thence South 25 degrees 59 minutes 29 seconds West and run 195.84 feet to the Point of Beginning; thence continue along the last described course 147.41 feet; thence the South 58 degrees 06 minutes 00 seconds East and run 242.79 feet to a point on the Westerly right of way line of County Road No 67, said point being on a curve to the left having a central angle of 08 degrees 50 minutes 12 seconds and a radius of 701.94 feet; thence along the chord of said curve North 21 degrees 37 minutes 03 seconds East and run a chord distance of 106.15 feet to the end of said curve; thence along said right of way line North 17 degrees 11 minutes 57 seconds East and run 107.61 feet; thence North 72 degrees 48 minutes 03 seconds West and run 218.36 feet back to the Point of Beginning, 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 Edward A Woods  
 Mailing Address Lisa M. Woods  
P.O. Box 1298  
Calera, AL 35040

Grantee's Name Zaine A. Woods  
 Mailing Address 565 Hwy 67  
Calera, AL  
35040

Property Address 565 Hwy 67  
Calera, AL  
35040

Date of Sale July 28, 2020  
 Total Purchase Price \$ 21,000.00

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  
☐ 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 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 \_\_\_\_\_

Print Mike T Atchison

Unattested \_\_\_\_\_

Sign Mike T Atchison

(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  
 07/29/2020 02:07:13 PM  
 \$49.00 CHERRY  
 20200729000318020

*Allen S. Bayl*