

Return to: First Title and Escrow, 15 West Gude, Suite 400, Rockville, MD 20852

Reference Number: T-196425-20

Mail Tax Statements to:

Kari P. Woody and Clarence W. Woody, 233 Woodbridge Trail, Chelsea, AL 35043

STATE OF ALABAMA

COUNTY OF SHELBY

QUITCLAIM DEED

KARI P. WOODY, a married woman, whose mailing address is 233 Woodbridge Trail, Chelsea, AL 35043, hereinafter referred to as "Grantor"

and

KARI P. WOODY and CLARENCE W. WOODY, wife and husband, whose mailing address is 233 Woodbridge Trail, Chelsea, AL 35043, hereinafter referred to as "Grantee",

1/2 = 5.00

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 29, according to the Survey of Cameron Wood, 2nd Addition, as recorded in Map Book 30, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as transferred to Kari P. Woody by Warranty Deed dated 10/12/2016 and recorded 10/14/2016 in Document Number 20161014000377880 in the Office of the Judge of Probate for Shelby County, Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD 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 their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 26th day of August, 2020.

Kari P. Woody
KARI P. WOODY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that KARI P. WOODY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 26th day of August, 2020.

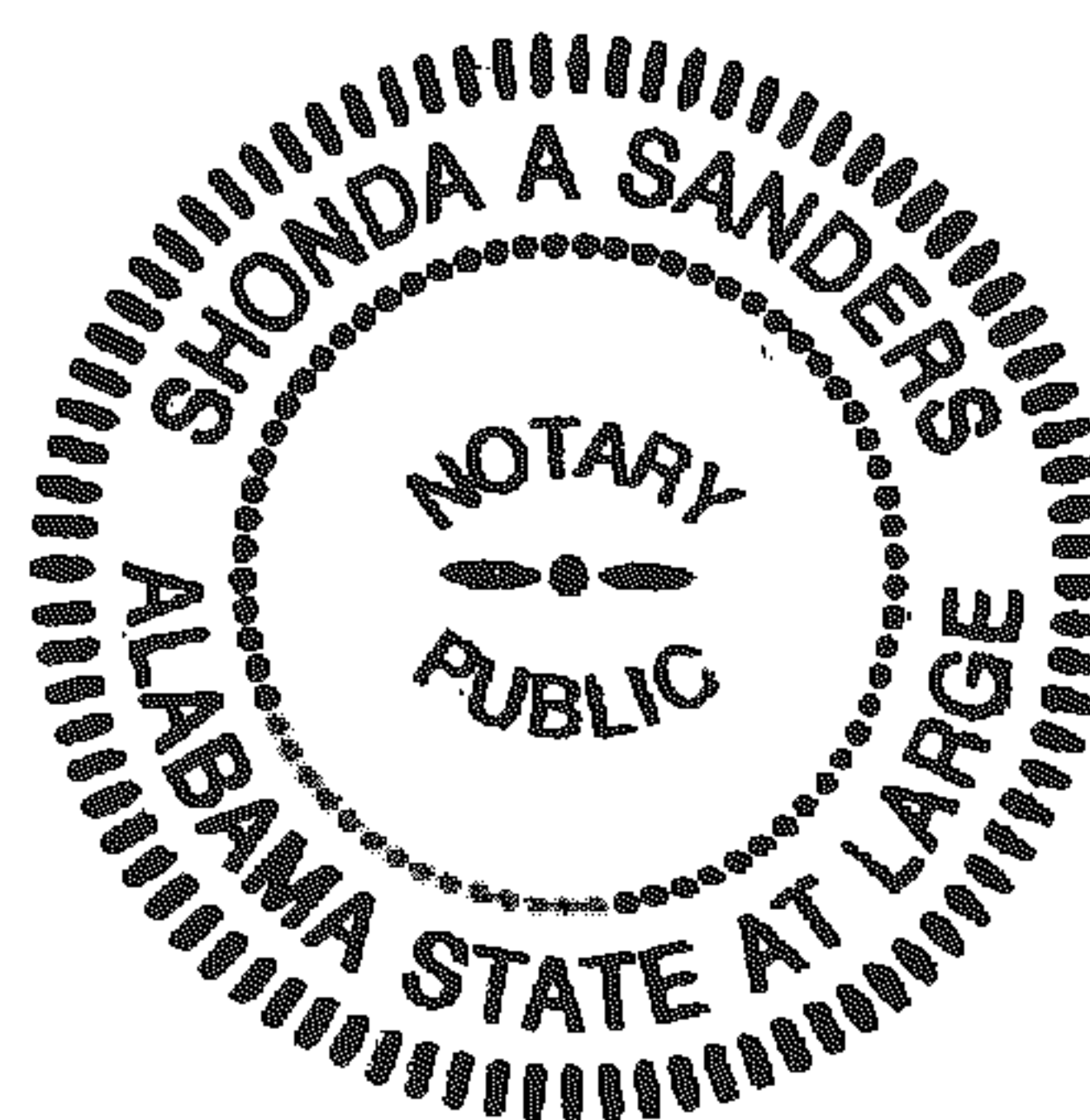
Shonda A. Sanders
Notary Public
Shonda A. Sanders
Print Name

My Commission expires:
06/20/2022

This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
Kari P. Woody, 233 Woodbridge Trail, Chelsea, AL 35043

Grantee's address:
Kari P. Woody and Clarence W. Woody, 233 Woodbridge Trail, Chelsea, AL 35043



Real Estate Validation Form

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

Grantor's Name	Kari P. Woody	Grantee's Name	Kari P. Woody
Mailing Address	233 Woodbridge Trail	Mailing Address	233 Woodbridge Trail
	Chelsea, AL 35043		Chelsea, AL 35043
Property Address	233 Woodbridge Trail	Date of Sale	8/26/2020
	Chelsea, AL 35043	Total Purchase Price	\$10.00
		or	
		Actual Value	\$ 236,280.00
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check on) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	8/26/2020	Print	Kari P. Woody
Unattested		Sign	Kari P. Woody
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

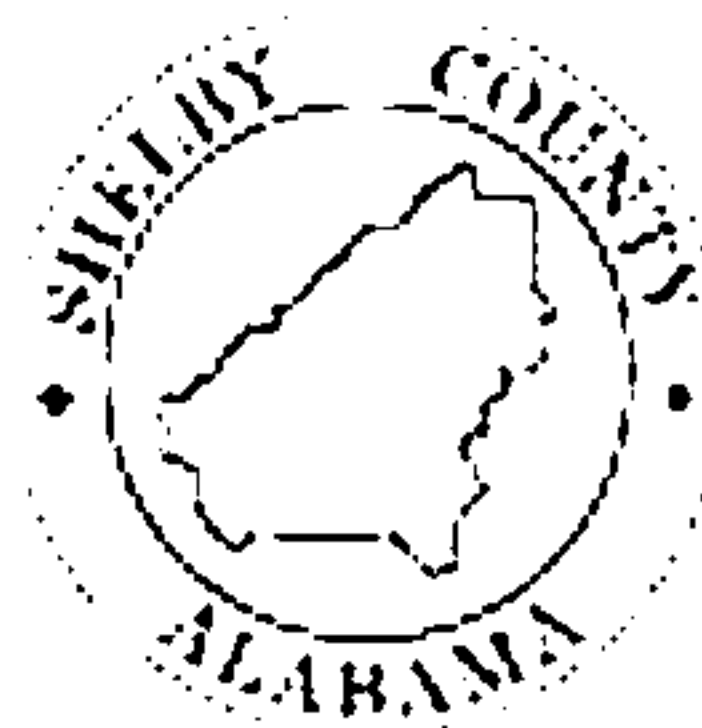
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY, COUNTY, ALABAMA, TO WIT:

LOT 29, ACCORDING TO THE SURVEY OF CAMERON WOOD, 2ND ADDITION, AS RECORDED IN MAP BOOK 30, PAGE 20, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

PARCEL ID: 15-4-18-0-000-117.000

Being the same property as transferred by Warranty Deed on 10/12/2016 and recorded 10/14/2016 from DOUG TUHRO, AN UNMARRIED MAN to KARI P. WOODY , , recorded in Document Number 20161014000377880



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2020 10:43:04 AM
\$32.00 JESSICA
20200917000416850

Alvin S. Bayl