

THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

Clayton T. Sweeney
Attorney at Law
2700 Highway 280 East Suite 160
Birmingham, AL 35223

SEND TAX NOTICE TO:

Randall Griffin and Connie Griffin
108 Perry Place
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)


20201204000556450 1/3 \$768.00
Shelby Cnty Judge of Probate, AL
12/04/2020 02:30:11 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 23rd day of November, 2020 by **JAMES WOODS DEVELOPMENT, INC.**, an Alabama corporation ("Grantor"), in favor of **Randall Griffin and Connie Griffin**, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion ("Grantee").

Article I Conveyance

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seven Hundred Forty Thousand and No/100 Dollars (\$740,000.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described as follows:

Lot 19-05, according to the Survey of Mt. Laurel - Phase 3B, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record, including, specifically, but without limitation: (a) the Mt. Laurel Master Deed Restrictions dated September 1, 2000 and recorded as instrument #2000-35579 in the Office of the Judge of Probate of Shelby County, Alabama, together with all amendments thereto (collectively, as so amended, the "Master Deed Restrictions") and the Mt. Laurel Declaration of Charter, Easements, Covenants, and Restrictions dated September 1, 2000 and recorded as Instrument #2000-35580, the Office of the Judge of Probate of Shelby County, Alabama, together with all amendments thereto (which together with all amendments thereto (collectively, as so amended, the "Declaration"). *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Neighborhood Declaration.*
3. Mining and mineral rights not owned by Grantor.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

4. Government actions, including zoning ordinances and restrictions and building and use restrictions, including variances.

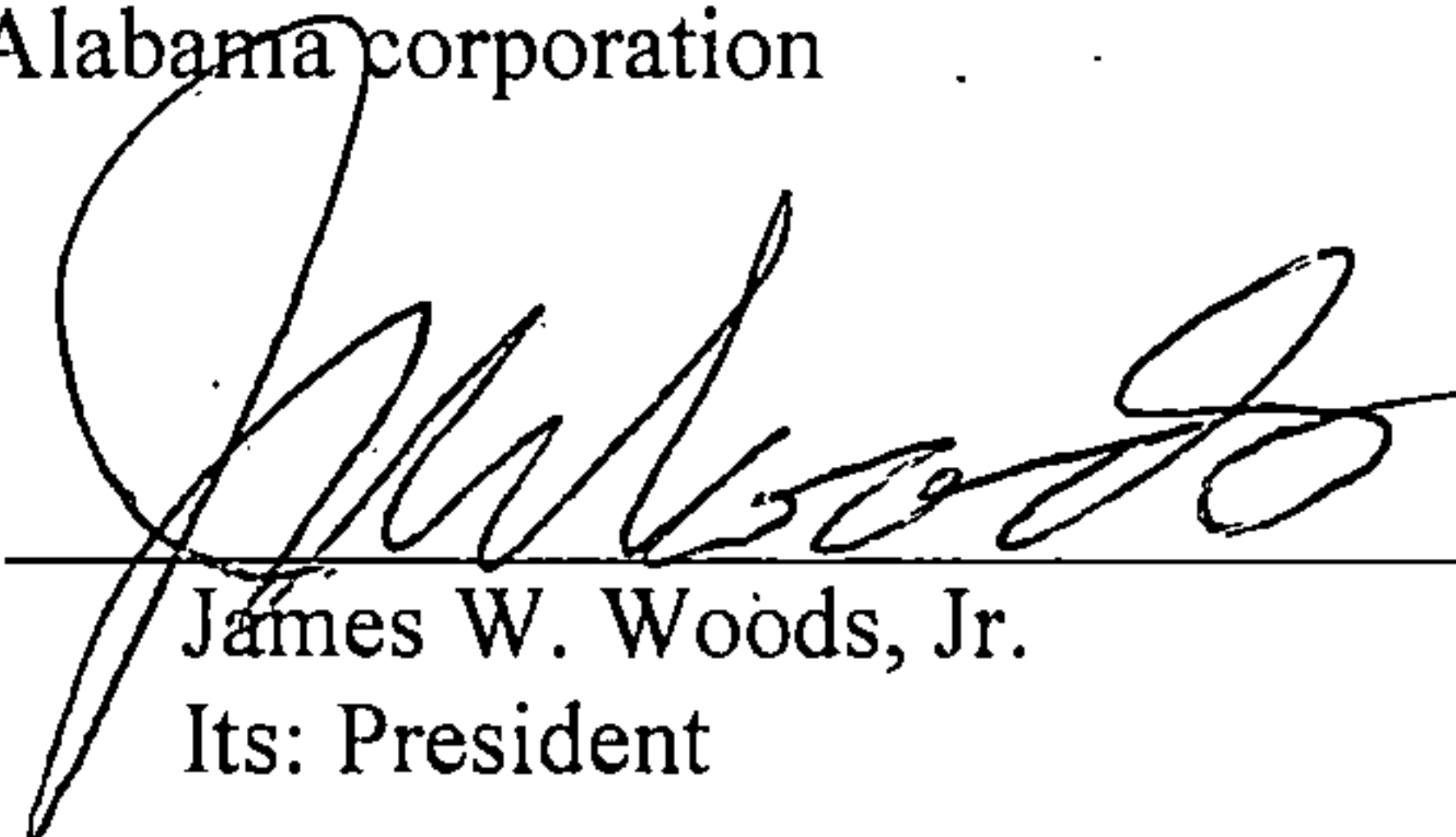
5. All matters which a current and accurate survey and a physical inspection of the Property would reveal.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

JAMES WOODS DEVELOPMENT, INC.,
an Alabama corporation

By:


James W. Woods, Jr.
Its: President

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

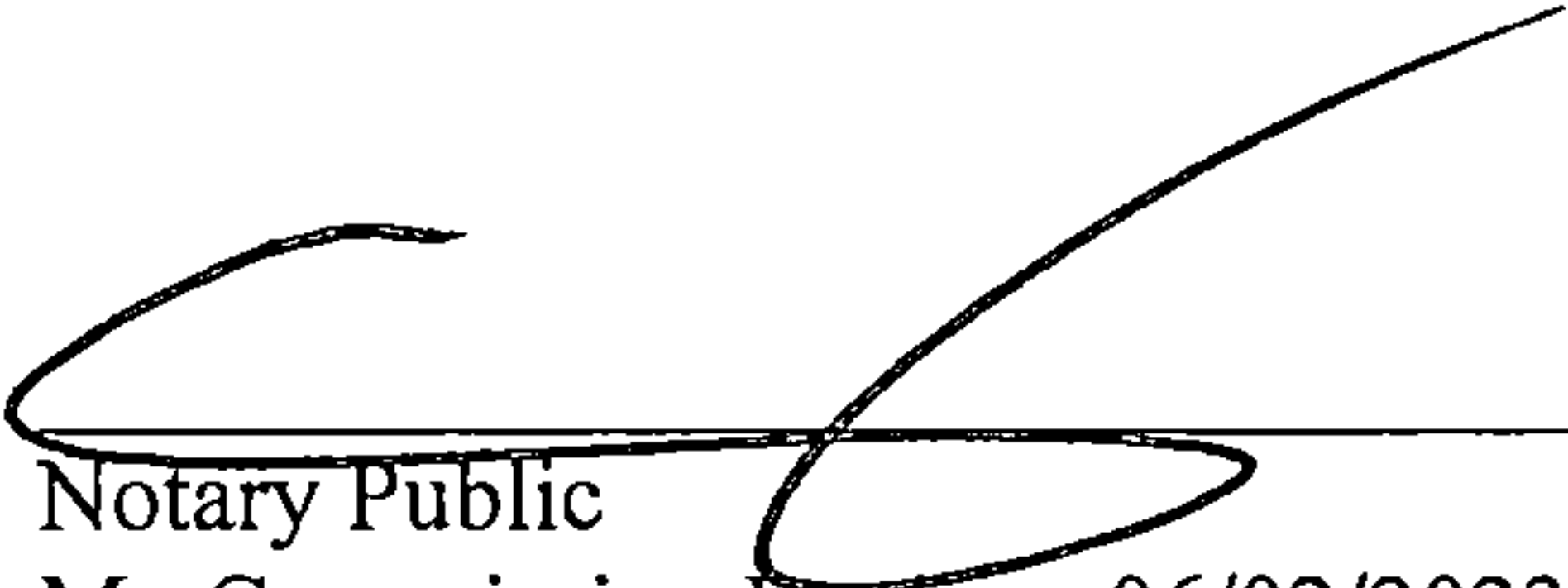

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I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that James W. Woods, Jr. whose name as President of **James Woods Development, Inc.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of such corporation.

Given under my hand and official seal, this the 23rd day of November, 2020.

[NOTARIAL SEAL]




Notary Public
My Commission Expires: 06/02/2023

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 Woods
Development, Inc.
Mailing Address PO Box 38226
Birmingham, AL 35238

Grantee's Name Randall Griffin and
Connie Griffin
Mailing Address 108 Perry Place
Birmingham, AL 35242

Property Address 108 Perry Place
Birmingham, AL 35242

Date of Sale November 20, 2020

Total Purchase Price \$ 740,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL 12/04/2020
State of Alabama
Deed Tax: \$740.00

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 – Tax assessor's market value |
| ☐ Closing Statement | ☐ Deed |

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 11/23/20

James Woods Development, Inc.
Print By: James W. Woods, Jr., President

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



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