

This Instrument was Prepared by:

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

File No.: S-20-26852

Send Tax Notice To: William C. Woodruff  
Brandi C. Woodruff

117 Brumby Lane  
Horseshoe AL 35078

**CORPORATION FORM 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 Nine Thousand Dollars and No Cents (\$9,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, FNB Bank, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto William C. Woodruff and Brandi C. Woodruff, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is Vincent, AL 35178; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Senior Vice President, Cliff Ford, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of January, 2021.

FNB BANK

BY: Cliff Ford  
CLIFF FORD

AS: SVP

State of Alabama

County of Jackson

Samantha Myers a Notary Public in and for said County in said State, hereby certify that Cliff Ford SVP of FNB Bank is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 12th day of January, 2021.

Samantha Myers  
Notary Public, State of Alabama

My Commission Expires: 01/09/2022



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

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being Lot 20 of the Willows Subdivision, as recorded in Map Book 27, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed South 03 degrees 07 minutes 45 seconds West along the East boundary of said 1/4-1/4 section for a distance of 25.48 feet to a 5/8" capped rebar found at the Southeast corner of Lot Number 16, Phase Two, of the Willows Subdivision, as recorded in Map Book 27 Page 62; thence South 03 degrees 03 minutes 07 seconds West for a distance of 99.05 feet to an iron pin set; thence South 03 degrees 03 minutes 07 seconds West for a distance of 88.56 feet to an iron pin set; thence South 03 degrees 03 minutes 07 seconds West for a distance of 145.27 feet to an iron pin set and the POINT OF BEGINNING of herein described parcel of land; thence South 03 degrees 03 minutes 07 seconds West for a distance of 304.89 feet to a 1/2" capped rebar found on the Northeasterly right of way margin of Shelby County Highway 83 (80' right of way); thence leaving said right of way, North 27 degrees 05 minutes 03 seconds West for a distance of 200.00 feet to an iron pin set on the Southeasterly right of way margin of Cotton Circle, said point being on a cul-de-sac curve to the left, having a radius of 50.00 feet, a chord bearing of North 04 degrees 55 minutes 10 seconds West and a chord length of 92.61 feet; thence along the arc of said curve and along said right of way for a distance of 118.40 feet to an iron pin set; thence North 17 degrees 38 minutes 47 seconds West, continuing along said right of way, for a distance of 10.67 feet to an iron pin set; thence leaving said right of way, North 78 degrees 33 minutes 59 seconds East for a distance of 120.86 feet to the POINT OF BEGINNING.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/20/2021 10:19:54 AM  
\$37.00 JESSICA  
20210120000030260

*Allen S. Bayl*

20210120000030260 01/20/2021 10:19:54 AM DEEDS 3/3

### Real Estate Sales Validation Form

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

Grantor's Name	FNB Bank	Grantee's Name	William C. Woodruff Brandi C. Woodruff
Mailing Address	<u>PO Box 130</u> <u>SCOTTSBORO, AL 35768</u>	Mailing Address	<u>117 Brownbough Dr</u> <u>Huntsville AL 35898</u>
Property Address	<u>Vincent, AL 35178</u>	Date of Sale	<u>January 15, 2021</u>
		Total Purchase Price	<u>\$9,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 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 January 12, 2021

Print FNB Bank

Unattested

(verified by)

Sign *Cliff For*  
(Grantor/Grantee/Owner/Agent) circle one