


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA


20210402000166060 1/3 \$184.00
Shelby Cnty Judge of Probate, AL
04/02/2021 02:12:43 PM FILED/CERT

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Treasure B. Wood, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Jackson Hunter Wood (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 89 deg. 07 min. West along the North boundary of said section for a distance of 2628.4 feet; thence turn an angle of 90 deg. 11 min. to the left and proceed South along the East boundary of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ for a distance of 339.93 feet to the point of beginning. From this beginning point continue South along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 339.93 feet; thence turn an angle of 90 deg. 11 min. to the right and proceed West parallel to the North boundary of said section for a distance of 657.1 feet; thence turn an angle of 89 deg. 49 min. to the right and proceed North parallel to the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 339.93 feet; thence turn an angle of 90 deg. 11 min. to the right and proceed East parallel to the North boundary of said section for a distance of 657.1 feet to the point of beginning. The above described land is located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and contains 5 acres.

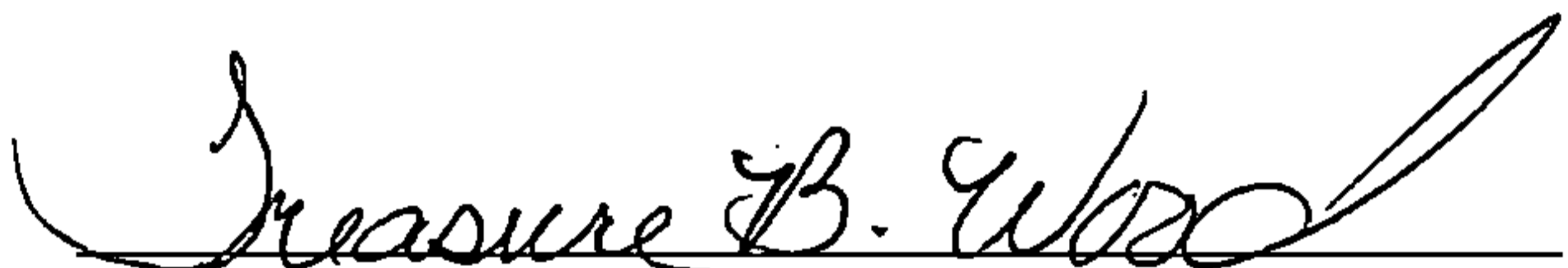
GRANTOR is the surviving grantee in the deed recorded in Deed Book 304, page 897, in the Probate Office of Shelby County, Alabama, the other grantee, Carl J. Wood, having died on Mary 24, 2007, while married to GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

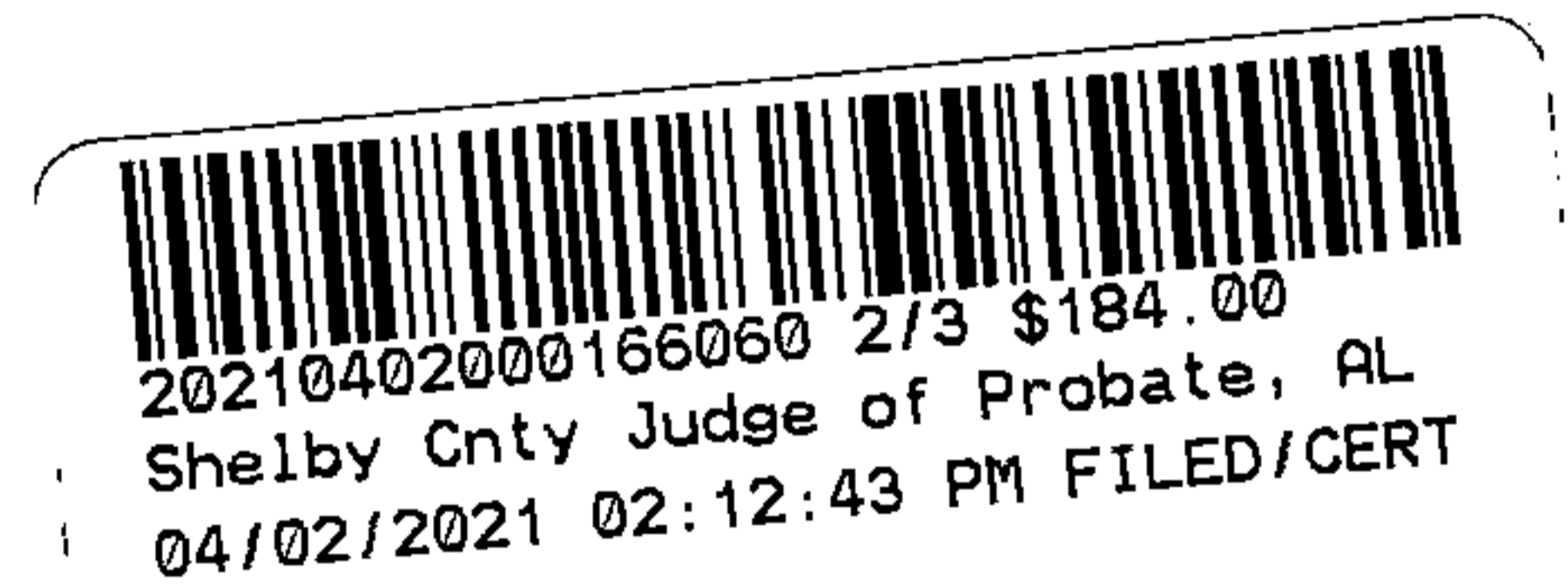
Shelby County, AL 04/02/2021
State of Alabama
Deed Tax: \$156.00

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 2nd day of April, 2021.

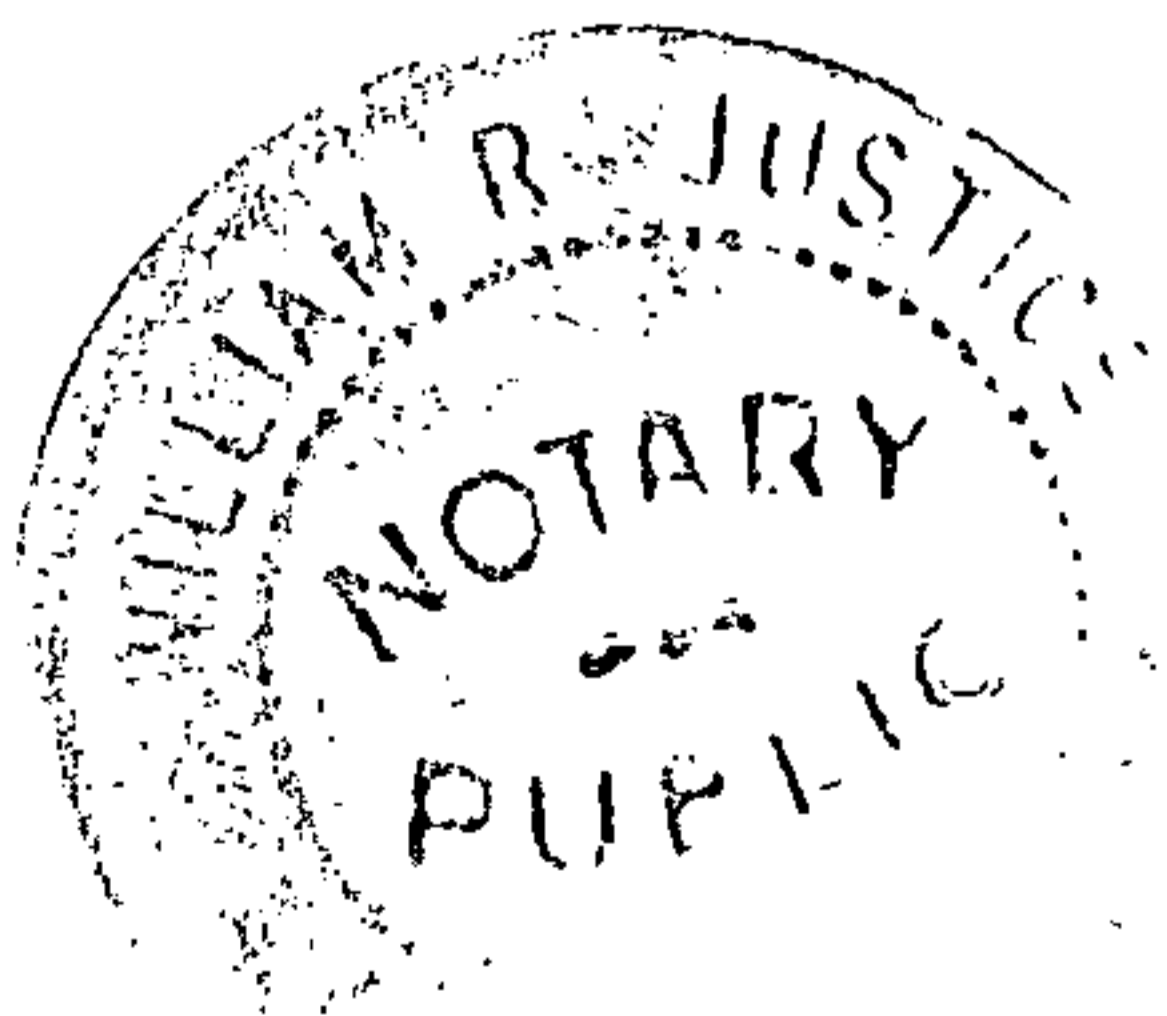

Treasure B. Wood

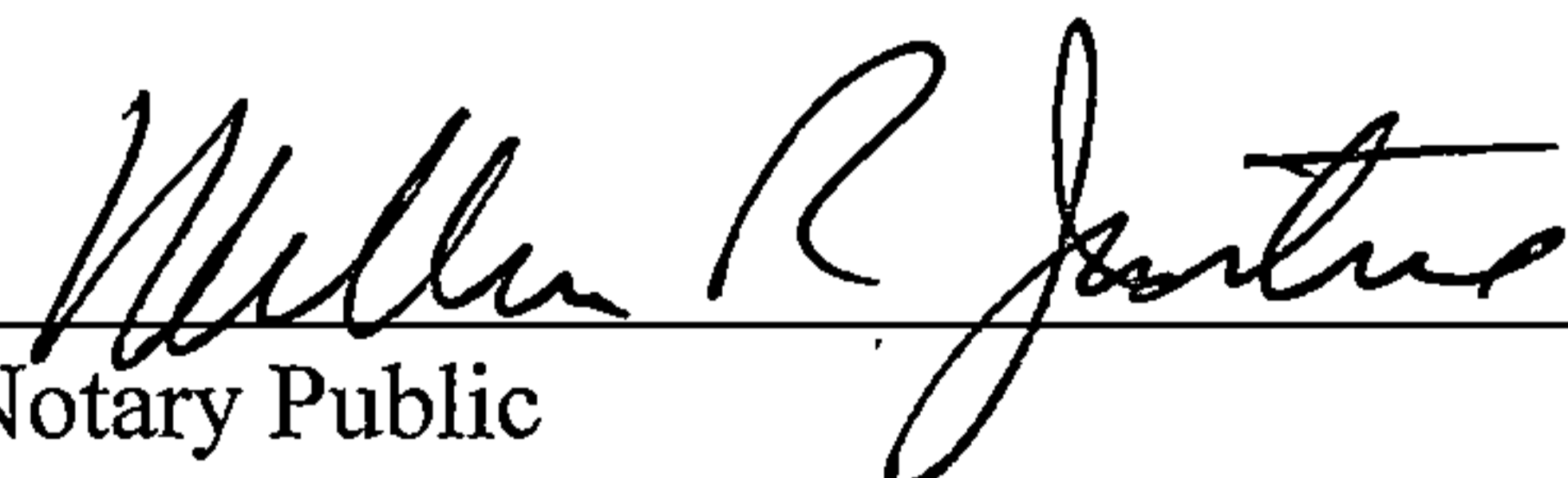
STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Treasure B. Wood, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2021.




Notary Public

My commission expires: 9/12/23

Real Estate Sales Validation Form

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

Grantor's Name Treasure B. Wood
Mailing Address P.O. Box 12
Harpersville, AL 35078

Grantee's Name Jackson Hunter Wood
Mailing Address P.O. Box 12
Harpersville, AL 35078

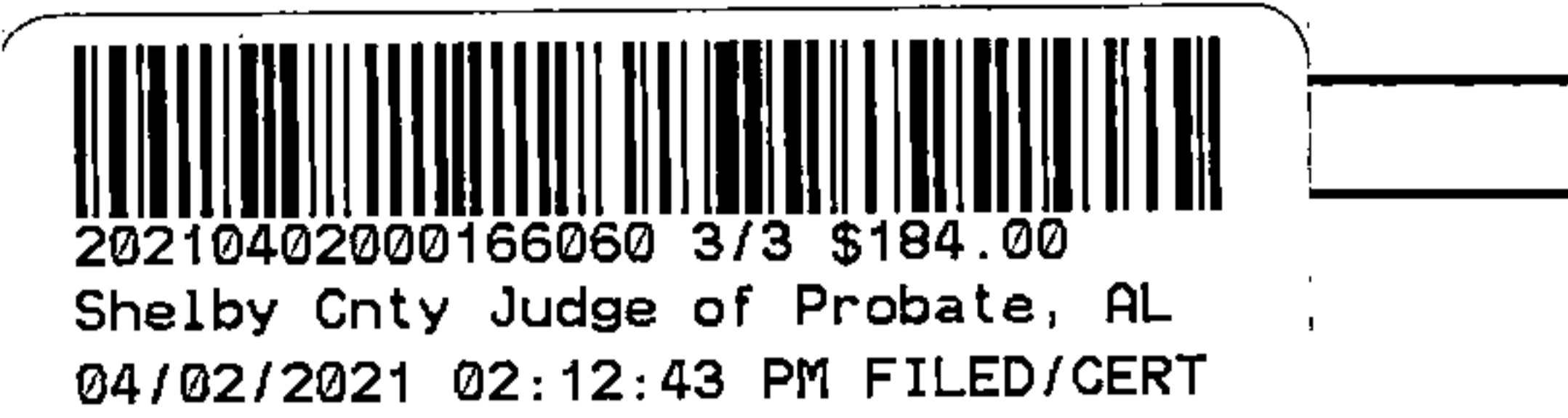
Property Address Walthall Swamp Road
Harpersville, AL 35078

Date of Sale 4/2/2021

Total Purchase Price \$

or
Actual Value \$ 155,710

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
X Other Assessor's current market value

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 4/2/2021

Print Treasure B. Wood

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one