



20210701000320450 1/3 \$1078.00  
 Shelby Cnty Judge of Probate, AL  
 07/01/2021 02:46:50 PM FILED/CERT

Send Tax Bills To:

Nathan F. Powell  
 6762 Double Oak Court  
 Birmingham, AL 35242

This Instrument Prepared by:

Neil E. Senkbeil, Esq.  
 Deep South Title, LLC  
 4000 Eagle Point Corporate Dr.  
 Birmingham, Alabama 35242

STATE OF ALABAMA        )  
                                      :  
 COUNTY OF SHELBY        )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, **SUZANNE HALL WOOD** and **MICHAEL LEE WOOD**, wife and husband ("Grantors") do hereby grant, bargain, sell and convey unto **NATHAN F. POWELL** ("Grantee"), and his heirs, executors, administrators, successors and assigns, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Lot 5, according to the Survey of Canterbury Cove, as recorded in Map Book 39, Page 132, in the Office of the Judge of Probate of Shelby County, Alabama.

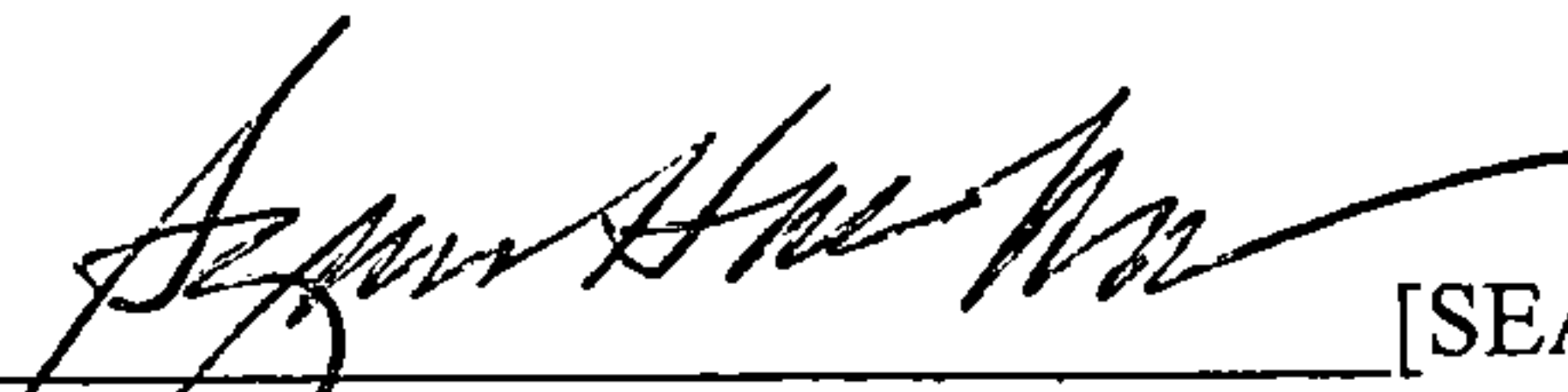
Subject to all covenants, conditions, restrictions, easements and mortgages of record.

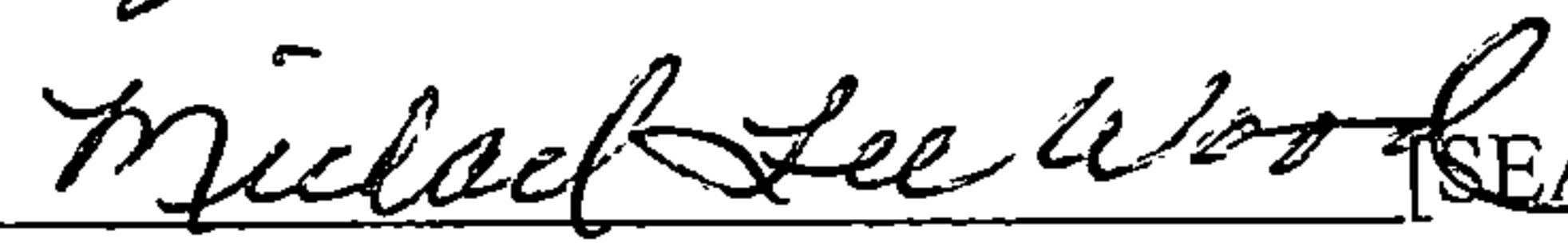
This instrument was prepared without benefit of title examination and drafter makes no representations or warranties respecting same.

TO HAVE AND TO HOLD to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee. And Grantors do for themselves, and for the heirs, executors, administrators, successors and assigns of Grantors covenant with the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors, administrators, successors and assigns of Grantors shall warrant and defend the same to the said Grantee, and the heirs, executors, administrators, successors and assigns of Grantee forever, against the lawful claims of all persons.

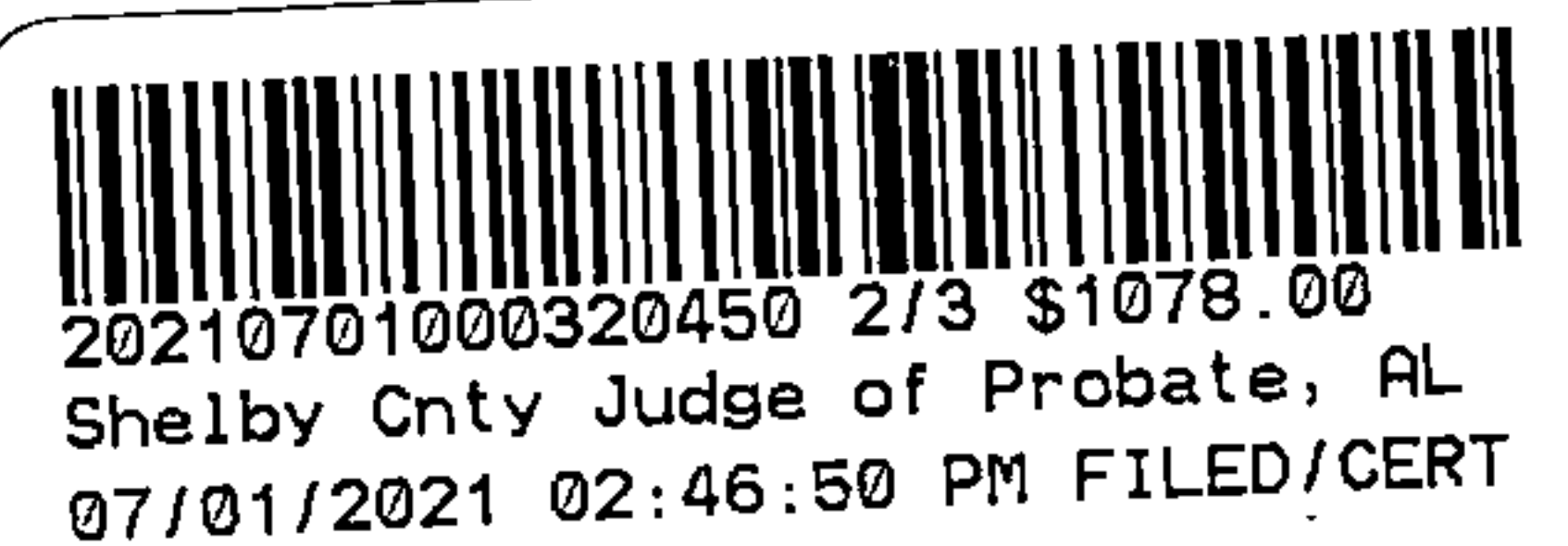
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this 22<sup>nd</sup> day of June, 2021.

**"GRANTORS:"**

  
\_\_\_\_\_[SEAL]  
Suzanne Hall Wood

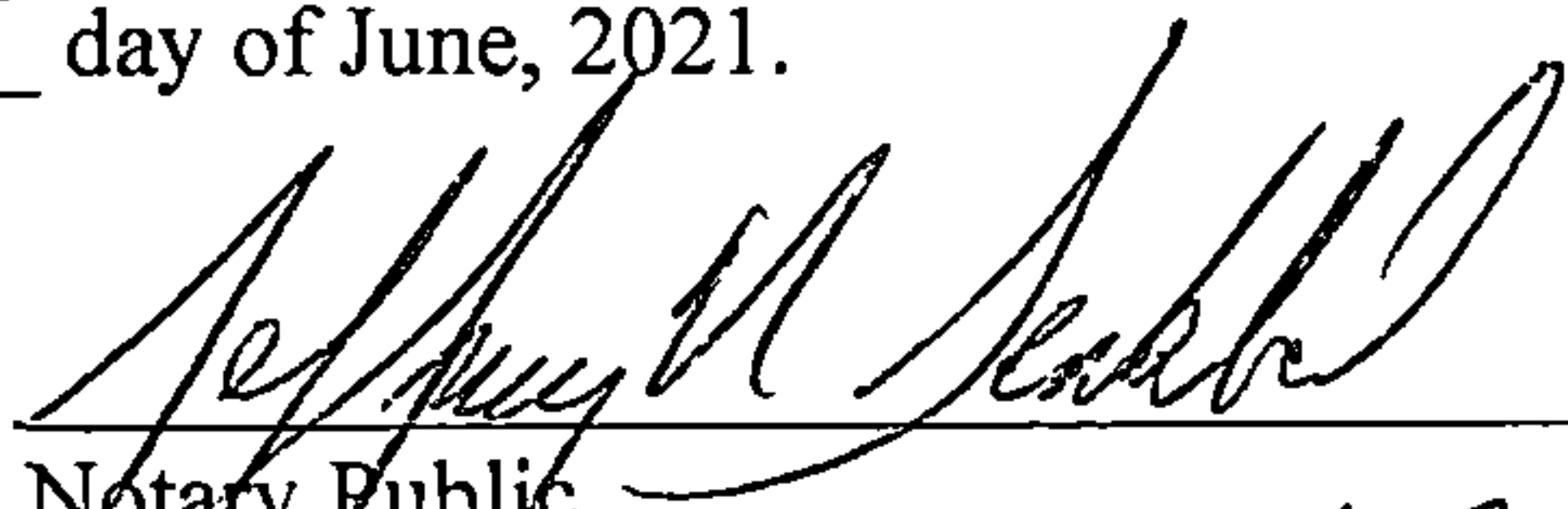
  
\_\_\_\_\_[SEAL]  
Michael Lee Wood

STATE OF ALABAMA                    )  
  :  
COUNTY OF SHELBY                )



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **SUZANNE HALL WOOD** and **MICHAEL LEE WOOD**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of June, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5-6-2025

# Real Estate Sales Validation Form

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

Grantor's Name Suzanne Hall Wood  
Mailing Address Michael Lee Wood  
105 Standish Lane  
Mooreville, NC 28117

Grantee's Name Nathan F. Powell  
Mailing Address 135 Autumn Crest Drive  
Columbiana, AL 35051

Property Address 6762 Double Oak Court  
Birmingham, AL 35242

Date of Sale June 24, 2021

Total Purchase Price \$ 1,050,000.00

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 6-24-2021

Print

Jeffrey N. Senkbeil

Sign

Jeffrey N. Senkbeil

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



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