

20210719000347420
07/19/2021 08:08:45 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Ryan James Wood and Courtney Wood
125 Pinewood Lane
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100345

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Ninety Two Thousand and 00/100 Dollars (\$192,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kathy Leigh Hegwood Blackmon, a married woman**, whose address is: 102 Heather Ridge Drive, Pelham, AL 35124, and **David Michael Hegwood, a married man**, whose address is: 7584 Alabama Hwy 145, Clanton, AL 35046 (hereinafter "Grantor", whether one or more), by **Ryan James Wood and Courtney Wood**, whose address is: 125 Pinewood Lane, Montevallo, AL 35115 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Ryan James Wood and Courtney Wood, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 125 Pinewood Lane, Montevallo, AL 35115, to-wit:**

Lot 11, according to the map of Bridlewood Forest Subdivision, as recorded in Map Book 5 Page 52, in the Probate Office of Shelby County, Alabama.

Clara Mae Hegwood, having died on or about January 26, 2021, is the surviving joint grantee of that certain deed dated November 14, 1979 and recorded on November 15, 1979, in Book 323, Page 290, Instrument No. 19791115000149730, in the Probate Office of Shelby County, Alabama; the other grantee, James Hilmon Hegwood, who was also listed as a joint grantee in the aforementioned deed, died on or about June 19, 2012.

Clara Mae Hegwood is one and the same person as Clara M. Hegwood, grantee in deed dated November 14, 1979 and recorded on November 15, 1979, in Book 323, Page 290, Instrument No. 19791115000149730, in the Probate Office of Shelby County, Alabama.

The above named and undersigned Grantors constitute all Heirs at Law of Clara Mae Hegwood, deceased, as established by the heirship affidavits recorded simultaneously herewith.

The subject property conveyed herein does not constitute the homestead of the Grantors nor the homestead of the Grantors spouses.

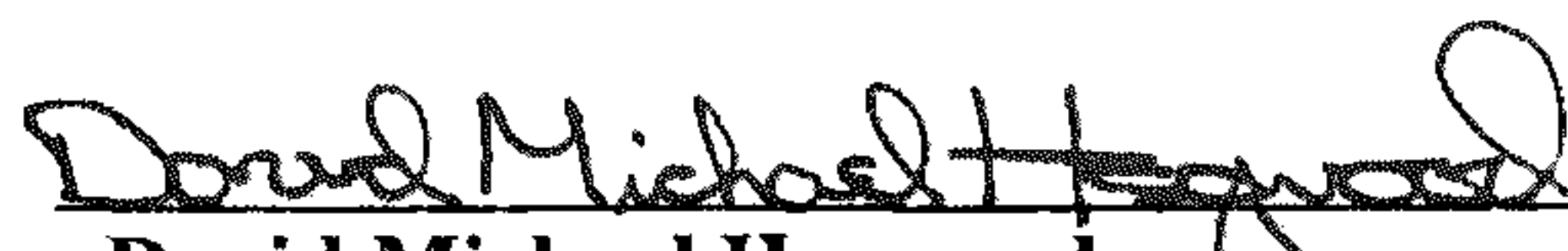
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$186,240.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has 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 Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 16th day of July, 2021.



Kathy Leigh Hegwood Blackmon


David Michael Hegwood

State of Alabama
County of Shelby

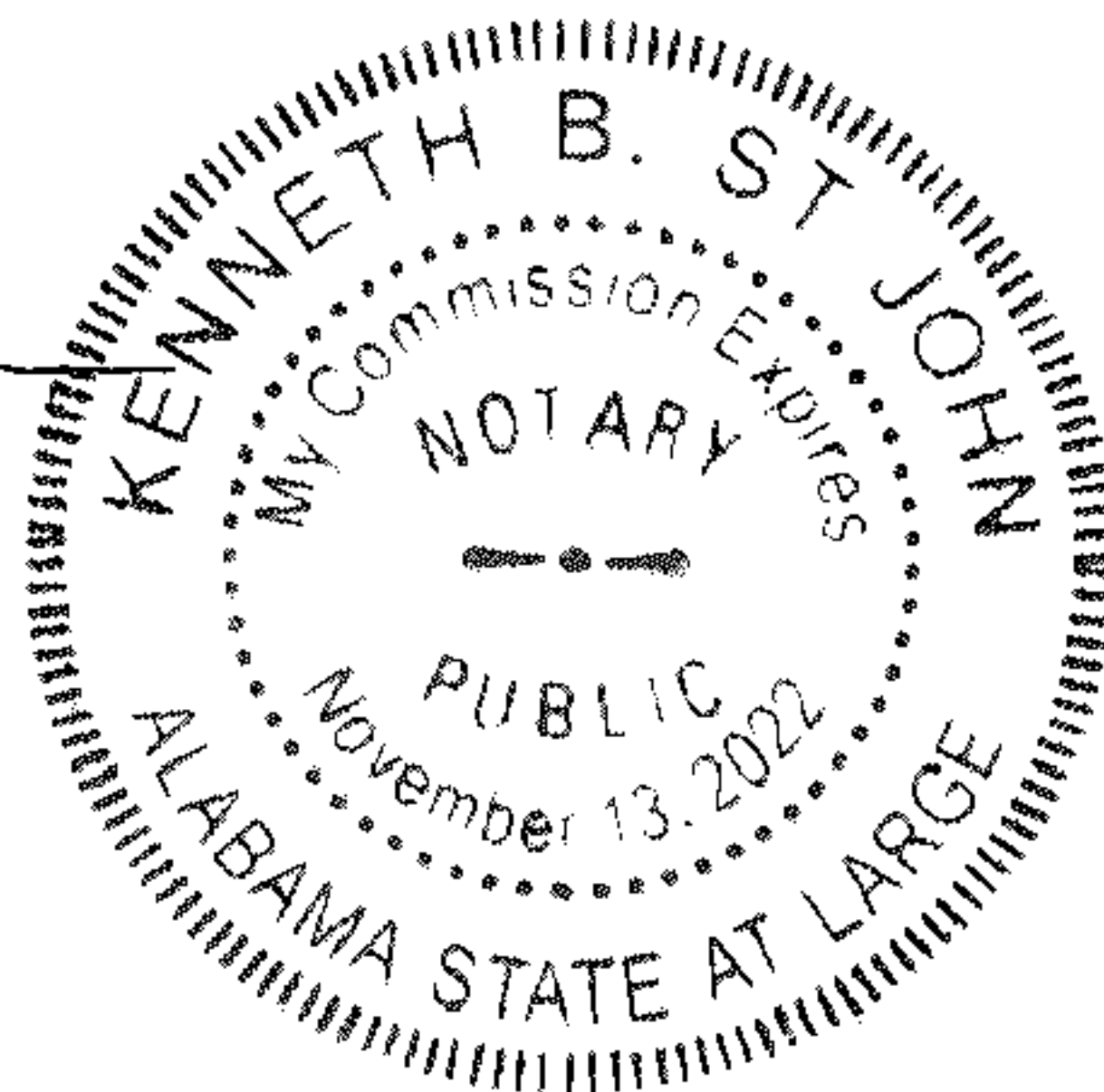
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Kathy Leigh Hegwood Blackmon and David Michael Hegwood**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 16th day of July, 2021.


Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name	Kathy Leigh Hegwood Blackmon & David Michael Hegwood	Grantee's Name	Ryan James Wood & Courtney Wood
Mailing Address	102 Heather Ridge Drive Pelham, AL 35124	Mailing Address	125 Pinewood Lane Montevallo, AL 35115
Property Address	125 Pinewood Lane Montevallo, AL 35115	Date of Sale	07/16/2021
		Total Purchase Price	\$ 192,000
		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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 07/16/2021Print Hyland WehuntUnattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/19/2021 08:08:45 AM
 \$34.00 CHERRY
 20210719000347420

Allen S. Bayl