

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Michelle Lagle
545 McGuire Road
Indian Springs, Alabama 35124

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **THREE HUNDRED NINETEEN THOUSAND AND NO/100 (\$319,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **CURTIS F. WOODS, an unmarried man**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **MICHELLE LAGLE**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 1, according to the Survey of Bibb Estates, as recorded in Map Book 6, Page 35, in the Probate Office of Shelby County, Alabama.

ALSO:

Commence at the NE corner of the SE ¼ of SE ¼ of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Southerly along ¼ - ¼ line 331.60 feet; thence turn 92 degrees 26 minutes right Westerly along the south line of Bibb Estates, recorded in Map Book 6, Page 35, in the Probate Office of Shelby County, Alabama, for 662.0 feet to the SW corner of Lot 1 of said Bibb Estates; thence turn 87 degrees 31 minutes right Northerly along the west line of said Lot 1 for 331.23 feet to the NW corner of said Lot 1 and the Point of Beginning of the tract herein described; thence continue Northerly along the same line for 16.57 feet to the southwesterly right of way of McGuire Road; thence turn 106 degrees 42 minutes right Southeasterly along said right of way for 67.26 feet to a point on the north line of said Lot 1; thence turn 165 degrees 45 minutes right Westerly along the north line of Lot 1, Bibb Estates for 64.48 feet to Point of Beginning.

Subject to:

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 6, Page 35.

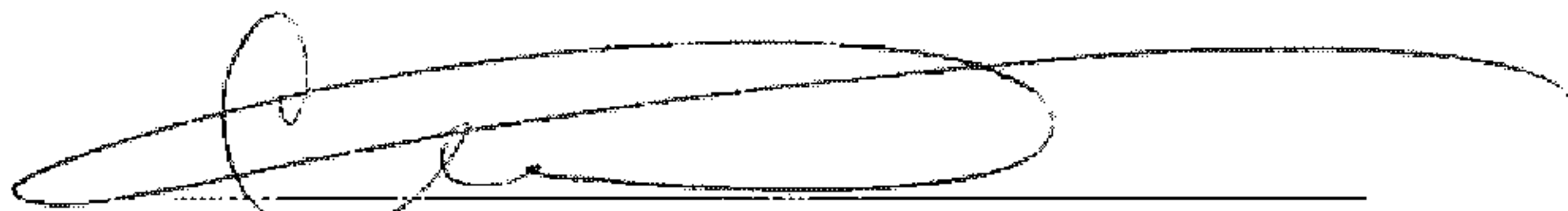
CURTIS F. WOODS IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED WITH JOINT RIGHT OF SURVIVORSHIP. DARLENE WOODS HAVING DIED OR ABOUT MAY 22, 2020 AND SHE WAS MARRIED TO CURTIS F. WOODS AT THE TIME OF HER DEATH.

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 Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 19, 2021.

GRANTOR:


Curtis F. Woods

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Curtis F. Woods, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Curtis F. Woods executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of July 19, 2021.


C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 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 Curtis F. Woods
 Mailing Address _____
545 McGuire Road
Indian Springs Village, AL 35124

Grantee's Name Michelle Lagle
 Mailing Address _____
2041 Cahaba Crest Dr
Birmingham, AL 35242

Property Address 545 McGuire Road
Indian Springs Village, AL 35124

Date of Sale 7/19/21
 Total Purchase Price \$ 319,000.00
 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 7/19/21

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/21/2021 10:10:36 AM
 \$347.00 JOANN
 20210721000352740

Allen S. Bayl

Form RT-1