

20210831000425420
08/31/2021 01:27:36 PM
DEEDS 1/2

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27504

Send Tax Notice To: Larry Charles Dawkins
Katherin Milner Dawkins
153 Farmstead Road
Wilsonville, AL 35186

**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 **Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jason Wood and Sherri Wood, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Larry Charles Dawkins and Katherin Milner Dawkins**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 3A, according to the Survey of a Subdivision for Single Family Residences, a Resurvey of Lots 3, 19, 20, 21, 22, 23, 24, 93, 96, 97, 98, 99, 100, 102, 103, 104 and 105, Bulley Creek Farm Development, 1st Sector and acreage, as recorded in Map Book 40, Page 146, in the Probate Office of Shelby County, Alabama.

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$296,000.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of August, 2021.


Jason Wood


Sherri Wood

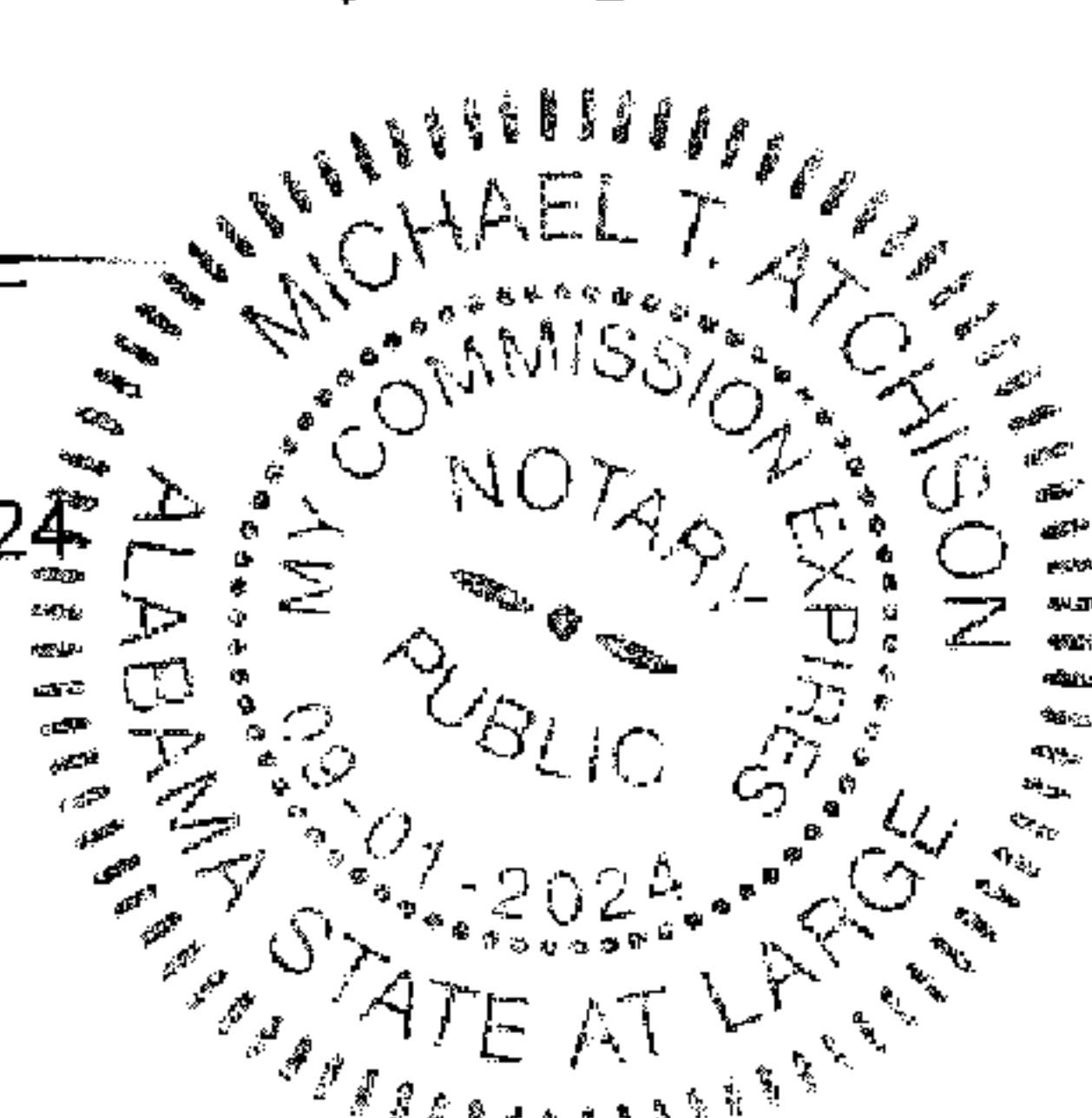
State of Alabama

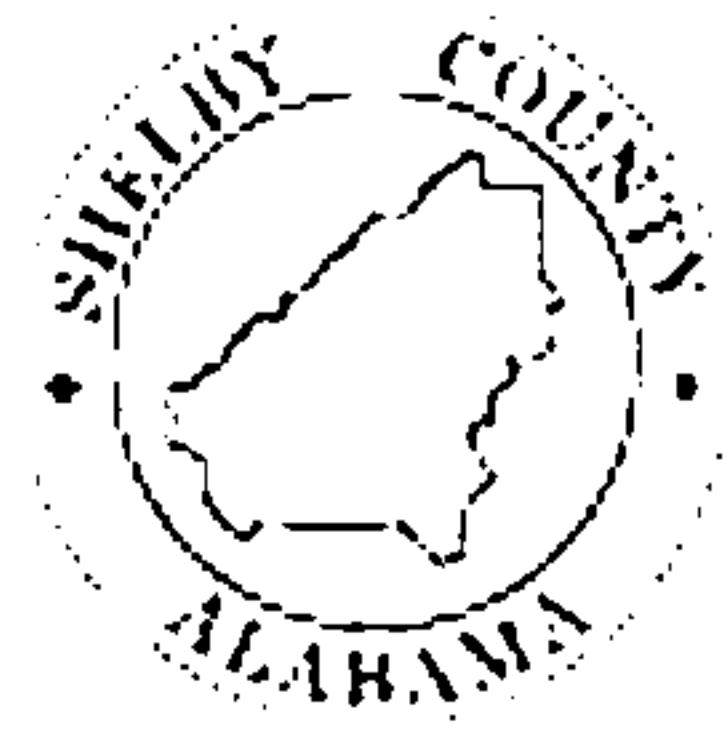
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Jason Wood and Sherri Wood, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk 20210831000425420 08/31/2021 01:27:36 PM DEEDS 2/2
Shelby County, AL
08/31/2021 01:27:36 PM
\$104.00 BRITTANI
20210831000425420

Real Estate Sales Validation Form

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

Grantor's Name	Jason Wood Sherri Wood	Grantee's Name	Larry Charles Dawkins Katherin Milner Dawkins
Mailing Address	<u>P.O. Box 354</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>153 Farmstead Road</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>153 Farmstead Road</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>August 31, 2021</u>
		Total Purchase Price	<u>\$375,000.00</u>
		or	
		Actual Value	<u>_____</u>
		or	
		Assessor's Market Value	<u>_____</u>

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 Appraisal
 Sales Contract 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 August 30, 2021

Print Jason Wood

Sign

Jason Wood

(Grantor/Grantee/Owner/Agent) circle one