

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27638

Send Tax Notice To: James C. Wood, Sr.
Patricia O. Wood
360 Mountain View Ln.
Columbiana, AL 35051

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 Fifty Thousand Dollars and No Cents (\$350,000.00)**, 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, **Jimmy L. Jackson, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James C. Wood, Sr. and Patricia O. Wood,** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all s021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$332,500.00 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of October, 2021.

Jimmy L. Jackson

State of Alabama

County of Shelby

I, Jennifer Lineberry a Notary Public in and for the said County in said State, hereby certify that Jimmy L. Jackson, 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 4th day of October, 2021.

Notary Public, State of Alabama

My Commission Expires: 11-13-2023

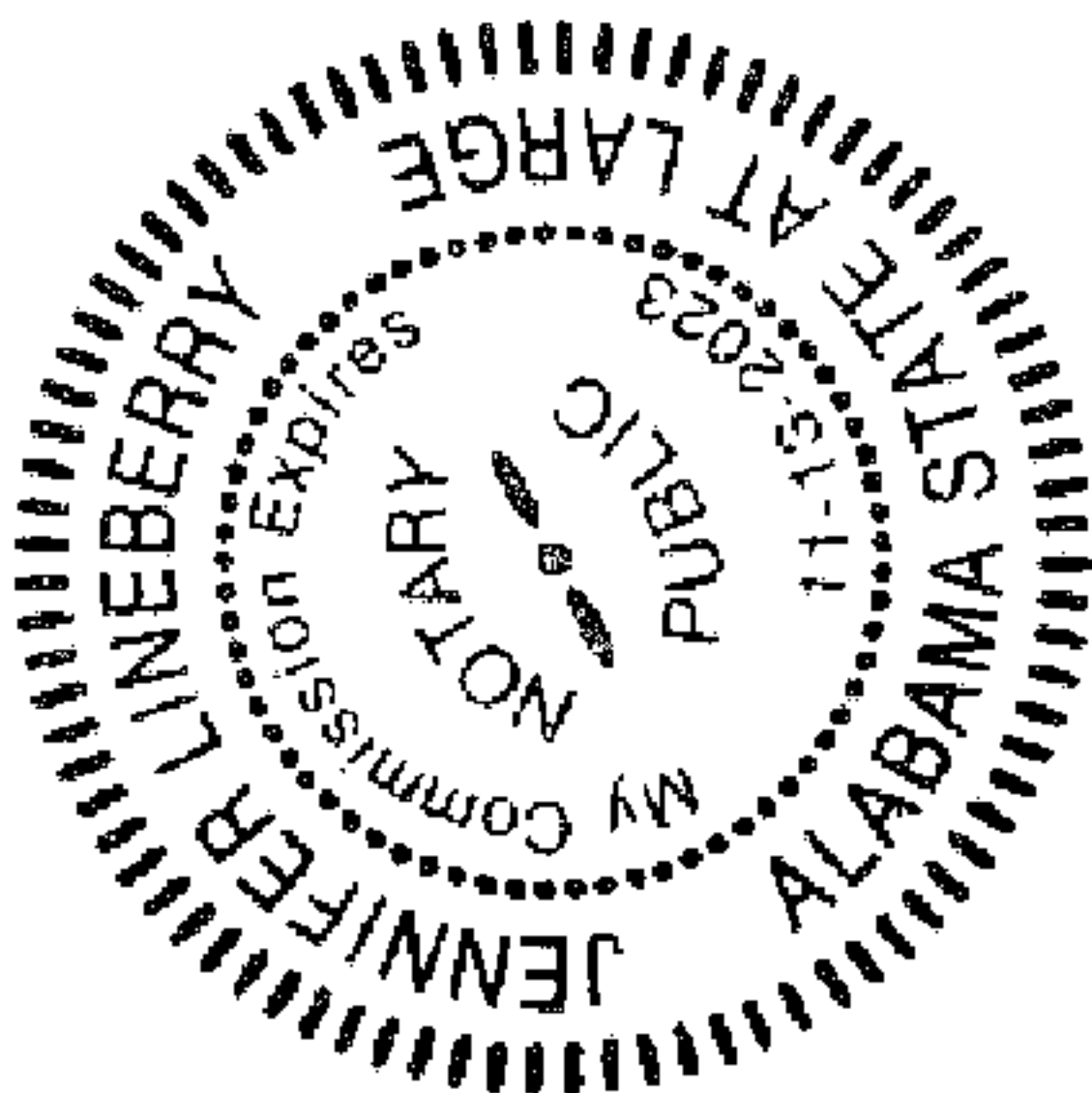


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, according to the Bosshart Resurvey of Parcel "L" Tract Nine Subdivision, as recorded in Map Book 13, Page 60, in the Judge of Probate of Shelby County, Alabama.

Together with a sixty (60) foot wide non-exclusive right of way across the Northeast corner of the SE 1/4 of SE 1/4, Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, being described as follows: said right of way having a Northeast margin being the Northeast corner of the SE 1/4 of SE 1/4 of said Section 22, and a South margin being sixty (60) feet South, sixty (60) feet Southwest and sixty (60) feet West of the NE corner of the SE 1/4 of SE 1/4 of said Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, being a part of Parcel C of a Resurvey of Parcels C, G, L & K of Tract Nine Subdivision, as recorded in Map Book 11, Page 20, in the Probate Office of Shelby County, Alabama.

ALSO, together with a sixty (60) foot wide non-exclusive road right of way along the North line of SW 1/4 of SW 1/4, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama heretofore reserved on deed from Gulf States Paper Corporation to Louis Douglas Joseph and wife, Kathy Joseph, dated June 18, 1985, and recorded in Real Record 032, Page 353, in the Probate Office of Shelby County, Alabama.

ALSO, together with a sixty (60) foot wide non-exclusive right of way along the West side of SE 1/4 of NE 1/4 of SW 1/4 and that part of the E 1/2 of SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 1 West, lying North of County Highway #69, Shelby County, Alabama, being a part of Parcel G of a Resurvey of Parcels C, G, L & K of Tract Nine Subdivision, as recorded in Map Book 11, Page 20, in the Probate Office of Shelby County, Alabama.

ALSO, together with a thirty (30) foot wide non-exclusive road and utilities right of way over and across the South thirty (30) feet of the E 1/2 of the NE 1/4 of the SE 1/4 of Section 22, Township 20 South, Range 1 West, for the benefit of the grantees, their heirs, assigns, and successors in title

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Jimmy L. Jackson	Grantee's Name	James C. Wood, Sr. Patricia O. Wood
Mailing Address	<u>PO Box 472</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>360 Mountain View Ln.</u> <u>Columbiana, AL 35051</u>
Property Address	<u>360 Mountain View Ln.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>October 04, 2021</u>
		Total Purchase Price	<u>\$350,000.00</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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>XX Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 of 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 October 03, 2021

Print Jimmy L. Jackson

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

(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
10/05/2021 08:21:29 AM
\$45.50 JOANN
20211005000483970

Allen S. Bayl

Form RT-1