This instrument was prepared by:

Daniel Odrezin Daniel Odrezin, LLC 3138 Cahaba Heights Road Birmingham, Alabama 35243 Send tax notice to:

Robert A. Holmes, II and Jennifer E. Holmes 65 Nolen Street Birmingham, AL 35242

### STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of ONE MILLION ONE HUNDRED SIX THOUSAND TWO HUNDRED SEVENTY FOUR AND 35/100 DOLLARS (\$1,106,274.35) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, James Woods Development, Inc., an Alabama Corporation, (herein referred to as GRANTOR) does by these presents, grant, bargain, sell and convey unto Robert A. Holmes, II and Jennifer E. Holmes, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, Alabama, to-wit:

Lot 15-29, according to the Survey of Mt Laurel - Phase III B, Sector 2, as recorded in Map Book 41, Page 44, in the Probate Office of Shelby County, Alabama.

### SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

## 20220629000258960 06/29/2022 10:06:01 AM DEEDS 2/3

IN WITNESS WHEREOF, the said Grantor, by James W. Woods Jr., as President, who is authorized to execute this conveyance, has hereto set its signature and scal this 28th day of June, 2022.

James Woods Development, Inc., an Alabama
Corporation

By:

James W. Woods, Jr., President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Woods Jr. whose name as President of James Woods Development, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

My Commission Expires:

DANIEL ODREZIN
My Commission Expires
April 3, 2026

Given under my hand and official seal this 28th day of June, 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 <u>James Woods Development, Inc.</u> Mailing Address <u>P.O BOX 382226</u>	Grantee's Name	Robert A. Holmes, II and Jennifer E. Holmes
Birmingham, AL 35243	Mailing Address	65 Nolen Street Birmingham, AL 35242
Property Address 65 Nolen Street		Diffilling Carra
Birmingham, AL 35242	Date of Sale Total Purchase Pric	June 28, 2022 ce \$1,106,274.35
	Actual Value	<u>\$</u>
	Or Assessor's Market	Value \$
The purchase price or actual value claimed on this form can bone) (Recordation of documentary evidence is not required)	be verified in the follow	ing documentary evidence: (check
Bill of Sale Apprais		
Sales Contract X Closing Statement  Sales Contract		·
If the conveyance document presented for recordation contain of this form is not required.	ns all of the required inf	formation referenced above, the filing
	etions	
Grantor's name and mailing address - provide the name of the current mailing address.	e person or persons conv	veying interest to property and their
Grantee's name and mailing address - provide the name of the conveyed.	e person or persons to w	hom interest to property is being
Property address - the physical address of the property being interest to the property was conveyed.	conveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purchase the instrument offered for record.	of the property, both rea	al and personal, being conveyed by
Actual value - if the property is not being sold, the true value the instrument offered for record. This may be evidenced by assessor's current market value.		-
If no proof is provided and the value must be determined, the valuation, of the property as determined by the local official of property tax purposes will be used and the taxpayer will be perfectly to the property tax purposes.	charged with the respon	sibility of valuing property for
I attest, to the best of my knowledge and belief that the information further understand that any false statements claimed on this formation of Alabama 1975 § 40-22-1 (h).		
Date: <u>June 28, 2022</u>	Prin'	wan Jinnen
Unattested	Sign	
Filed and Recorded (verified by)		ntee/ Owner/Agent) circle one
Official Public Records  Judge of Probate, Shelby County Alabama, County		Form RT-1

allin 5. Buyl

Clerk

Shelby County, AL

\$1134.50 JOANN

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