

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Brent Hobbs
Shannon Hobbs

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN THOUSAND DOLLARS AND NO CENTS (\$7,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Linda Obering, a Single woman and Stephanie Woods, a Single woman** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Brent Hobbs and Shannon Hobbs** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

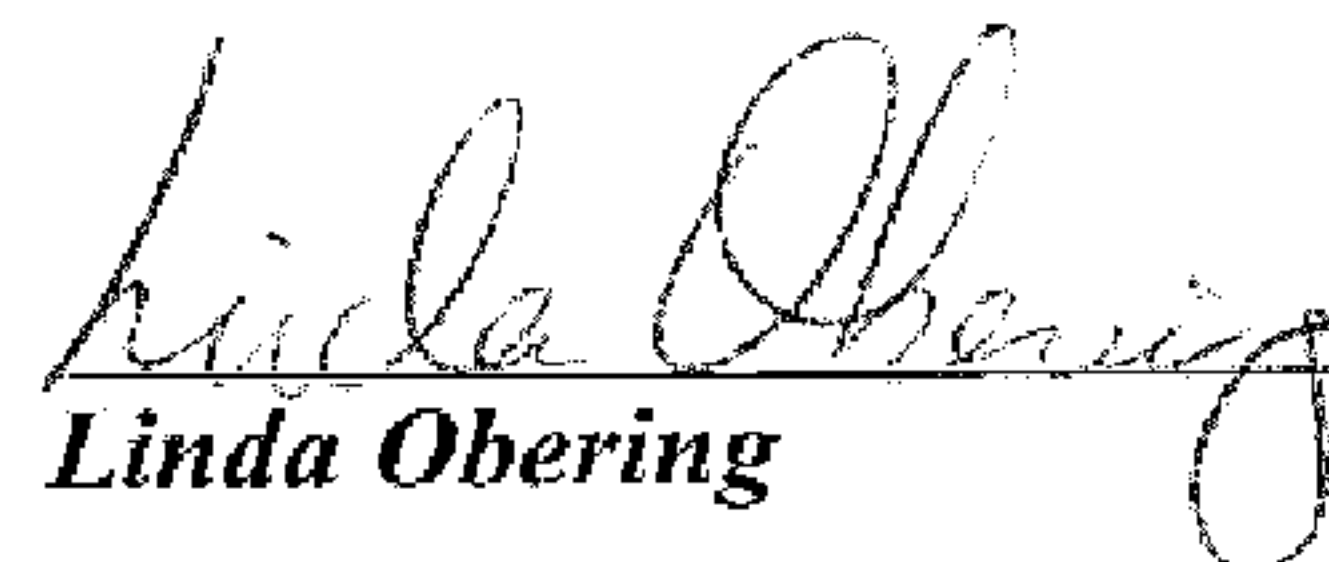
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record
3. Property constitutes no part of the homestead of the Grantors herein or their spouses if any.

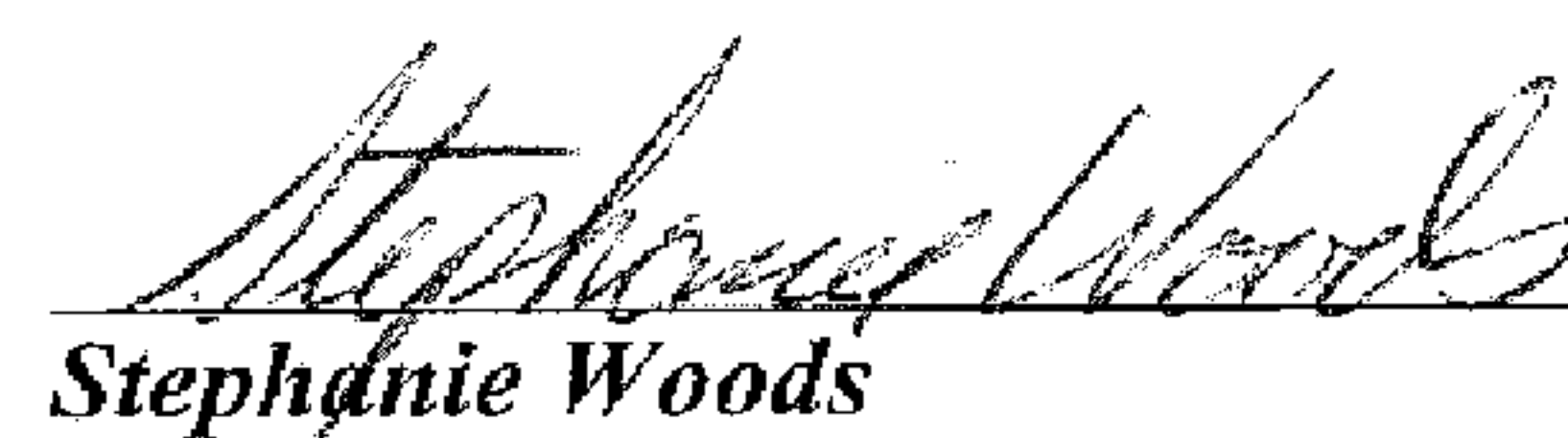
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of May, 2022.



Linda Obering

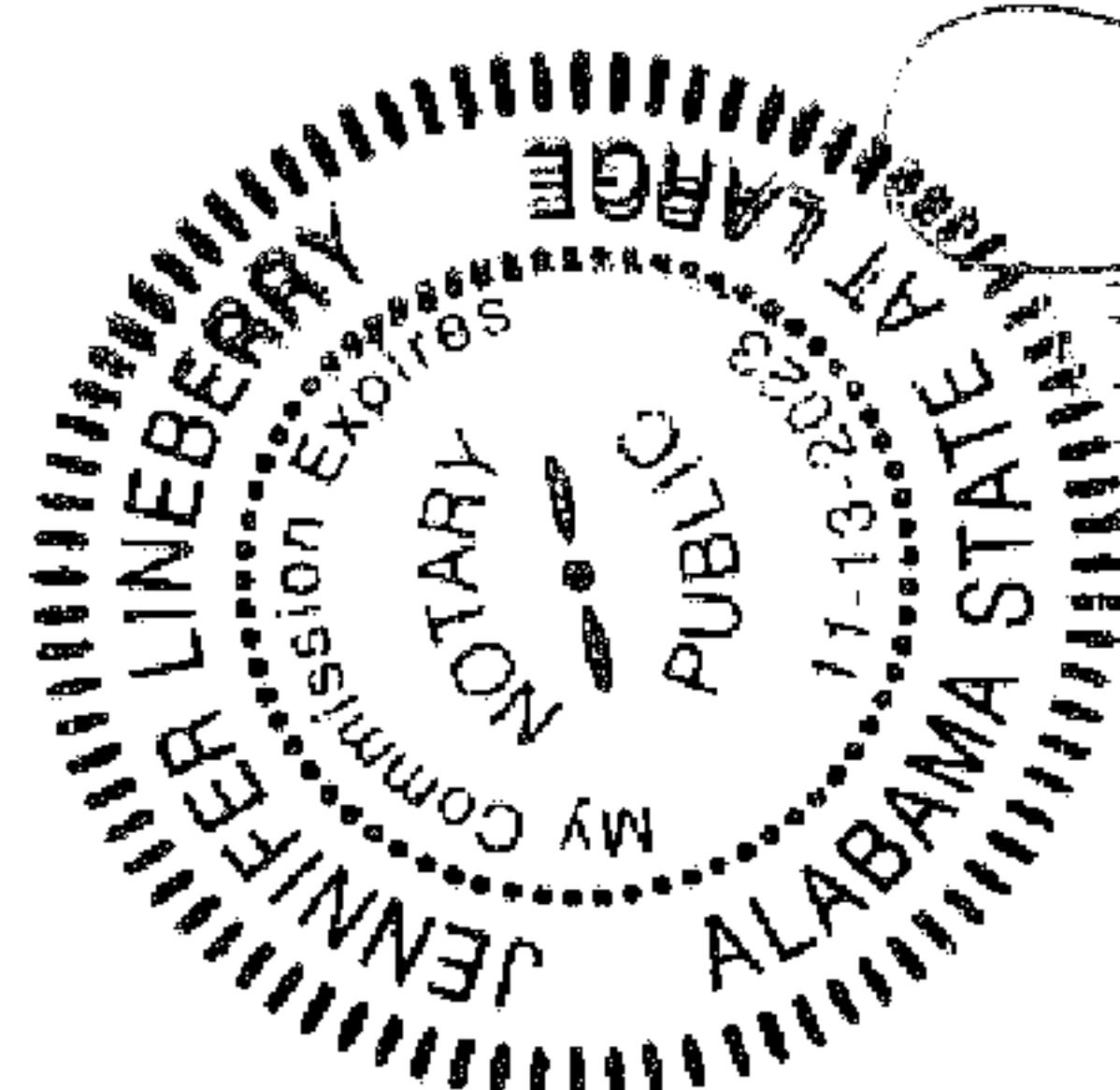


Stephanie Woods

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Linda Obering and Stephanie Woods**, 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 this 23rd day of May, 2022.





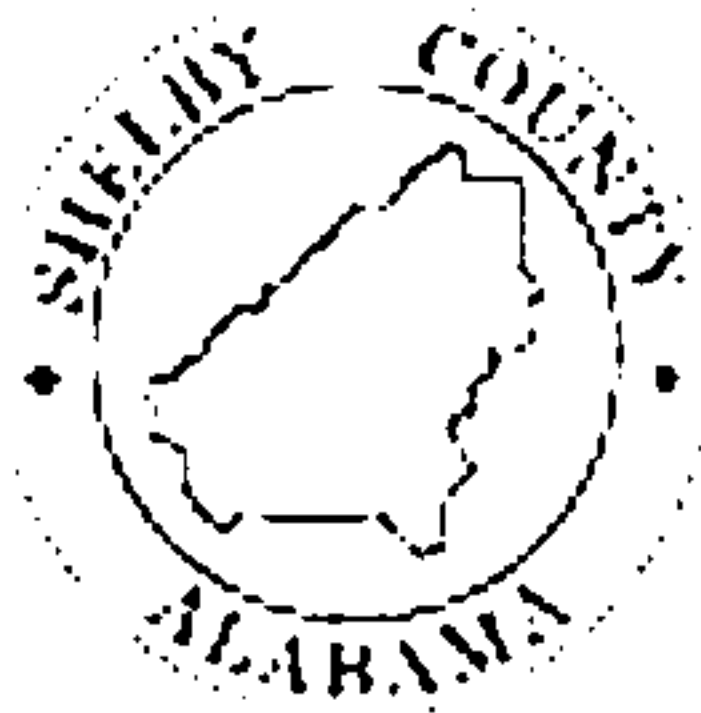
Notary Public
My Commission Expires: 11-13-2023

EXHIBIT A – LEGAL DESCRIPTION

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 1 East and run East along the South line, thereof 1108.23 feet to the East ROW line of Lokey Ferry Road; thence 120 degrees 51 minutes 16 seconds left and run along said ROW, 388.03 feet to the POINT OF BEGINNING; thence continue along said ROW for 133.33 feet; thence 73 degrees 47 minutes 27 seconds right and run 169.51 feet; thence 102 degrees 02 minutes 32 seconds right and run 122.96 feet; thence 75 degrees 19 minutes 31 seconds right and run 181.57 feet to POINT OF BEGINNING.

ALSO known as Lot 5 according to the unrecorded map of Ferry Estates.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2022 10:04:46 AM
\$35.00 PAYGE
20220726000291800
Real Estate Sales Validation Form

Allen S. Bayl

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

Grantor's Name Linda Obering
Mailing Address Stephanie Woods
173 Old Lokey Ferry Rd
Wilsonville, AL 35186

Grantee's Name Robert & Shannon Hobbs
Mailing Address 8133 S Main St
Wilsonville, AL
35186

Property Address Vacant land
Wilsonville, AL

Date of Sale 5/23/22
Total Purchase Price \$ 7,000.00
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 5/23/22

Print Linda Obering

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

Unattested

(verified by)