

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Cindy J. Natsch
228 CountrySide Dr.
Franklin, TN
37069

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY THOUSAND DOLLARS AND ZERO CENTS (\$60,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Stephanie L. Woods, a Single woman and Linda L. Obering, a Single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Cindy J. Natsch (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

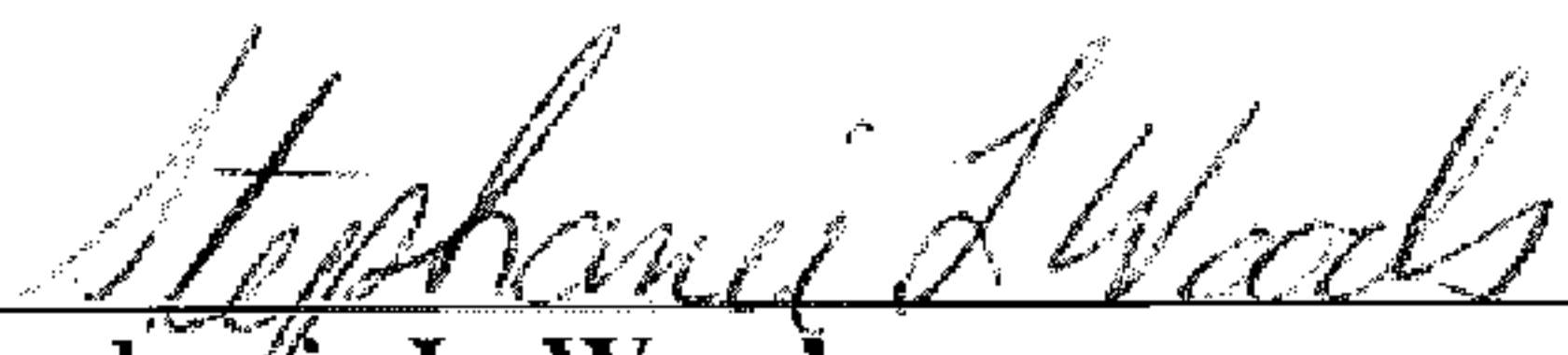
SUBJECT TO:

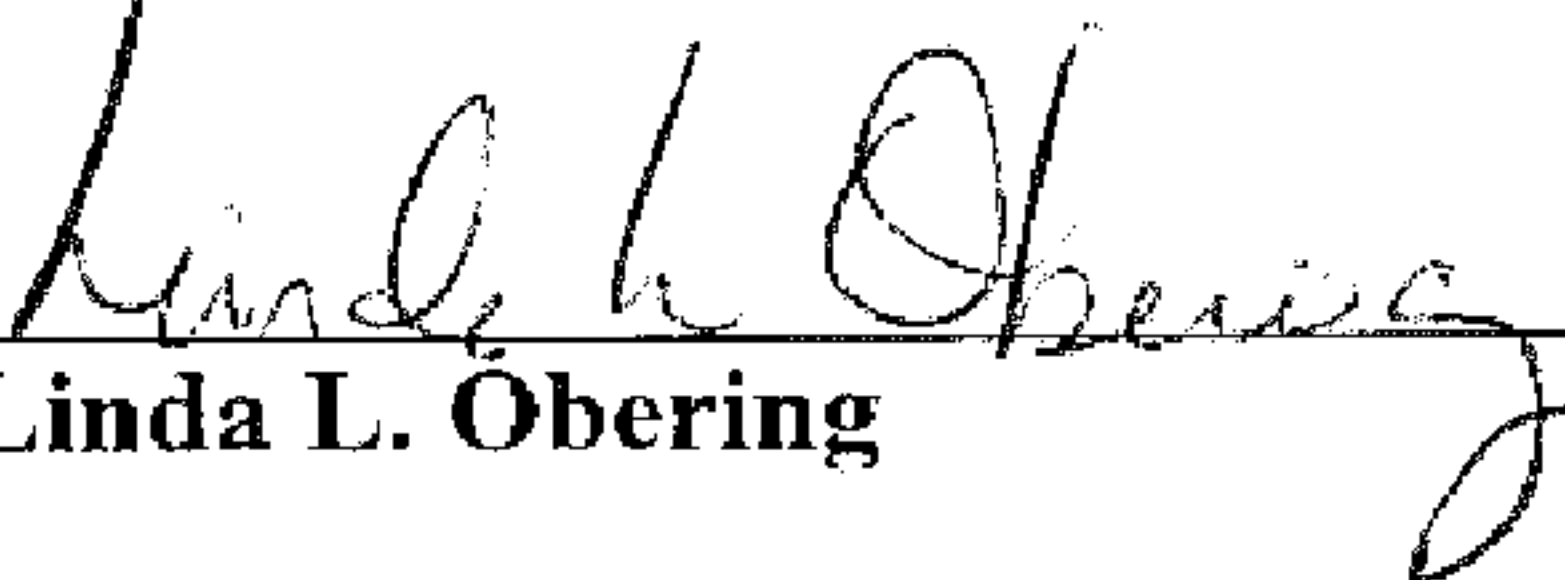
- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record
- 3. Property constitutes no part of the homestead of the Grantor herein or her spouse if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 11th day of August 2022.

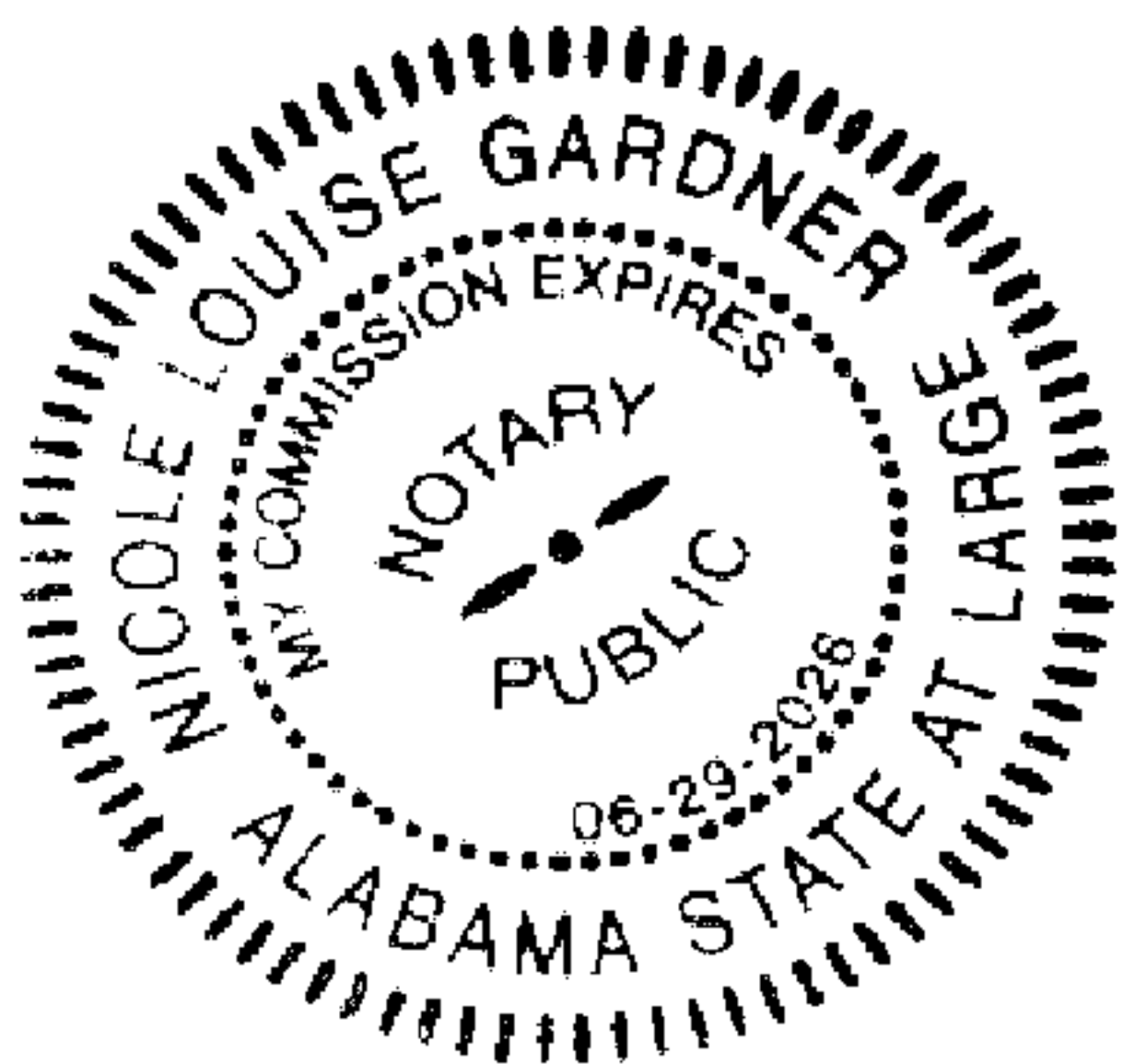

Stephanie L. Woods


Linda L. Obering

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stephanie L. Woods and Linda L. Obering**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August 2022.



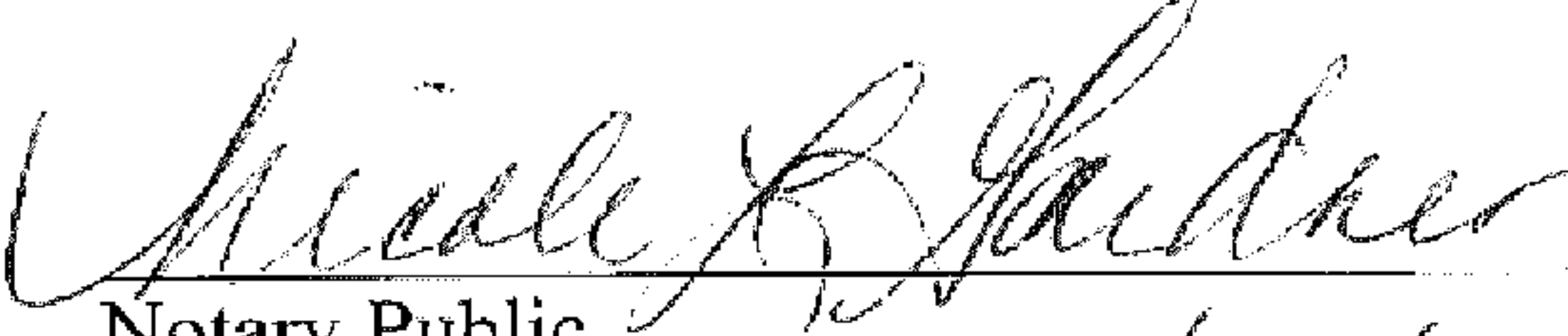

Notary Public
My Commission Expires 6/29/26

EXHIBIT A
Legal Description

Commence at the NW corner of Section 13, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 00 minutes 02 seconds East for a distance of 1719.41 feet to the POINT OF BEGINNING; thence continue North 88 degrees 00 minutes 02 seconds East for a distance of 376.16 feet; thence North 87 degrees 53 minutes 40 seconds East for a distance of 26.53 feet to the westerly R.O.W. line of Sunrise Circle to a curve to the left, having a radius of 110.00 and subtended by a chord bearing of South 19 degrees 00 minutes 09 seconds and a chord distance of 50.50 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 50.95 feet; thence South 05 degree 43 minutes 58 seconds West and along said R.O.W. line for a distance of 39.99 feet to a curve to the right, having a radius of 195.00 feet and subtended by a chord bearing of South 18 degrees 08 minutes 45 seconds West, and a chord distance of 83.83 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 84.49 feet; thence South 30 degrees 33 minutes 32 seconds West and along said R.O.W. line for a distance of 16.27 feet; thence North 65 degrees 14 minutes 13 seconds West and leaving said R.O.W. line for a distance of 192.76 feet; thence North 84 degrees 31 minutes 51 seconds for a distance of 166.39 feet; thence North 05 degrees 38 minutes 52 seconds West for a distance of 70.86 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shifflett, dated March 14, 2022.

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2022 12:44:57 PM
 \$88.00 BRITTANI
 20220811000314160



Alvin S. Beryl

Real Estate Sales Validation Form

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

Grantor's Name Stephanie Woods
 Mailing Address 113 Old Foley Ferry Rd
WILSONVILLE, AL
35186

Grantee's Name Cindy Natsop
 Mailing Address 328 Country Side Dr
Franklin TN
37069

Property Address 185 Sunrise Cir
WILSONVILLE, AL
35186

Date of Sale 8/11/22
 Total Purchase Price \$ 100,000.00
 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 8/11/22

Print Stephanie Woods

Unattested

Sign

(verified by)

Stephanie Woods

(Grantor/Grantee/Owner/Agent) circle one