

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:)	Send tax notice to:
John T. Carney, Jr.)	
Carney Law, LLC)	Carolynn Bush Woodall
PO Box 43647)	2042 Club Road
Birmingham, Alabama 35243)	Birmingham, Alabama 35244
(205) 802-0696)	
)	
)	
STATE OF ALABAMA)	
SHELBY COUNTY)	

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WARRANTY DEED

This is a Warranty Deed executed by **Carolynn Bush Woodall and Charles Patrick Bush**, as co-Personal Representatives of the Estate of **Lois R. Bush, Deceased**, Shelby County Probate Court Case No. PR-2021-000767 (hereinafter referred to as “Grantor”) to **Carolynn Bush Woodall** (hereinafter referred to as “Grantee”).

WHEREAS, **Lois R. Bush** (the “Decedent”) died testate on or about August 25, 2021, and her Last Will and Testament (the “Will”) was admitted to the Probate Court of Shelby County, Alabama, Case No. PR-2021-000767, and **Carolynn Bush Woodall and Charles Patrick Bush** were appointed as co-Personal Representatives;

WHEREAS, the decedent died the owner of the real property described herein, which is hereby conveyed to the Grantee by the Personal Representatives in accordance with Item III of the Will.

WHEREAS, Grantor desires through this conveyance to transfer the real property described herein into the name of the Grantee.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby



acknowledged, the Grantor does hereby grant, bargain, sell, and convey said property to Grantee all of their right, title, and interest in the following land and property, together with all improvements located thereon (hereinafter the "Property,") such Property lying in the County of Shelby, Alabama, to-wit:

Lot 28, according to the Amended Map of Riverchase Country Club, Phase II, as recorded in Map Book 8 Page 59, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

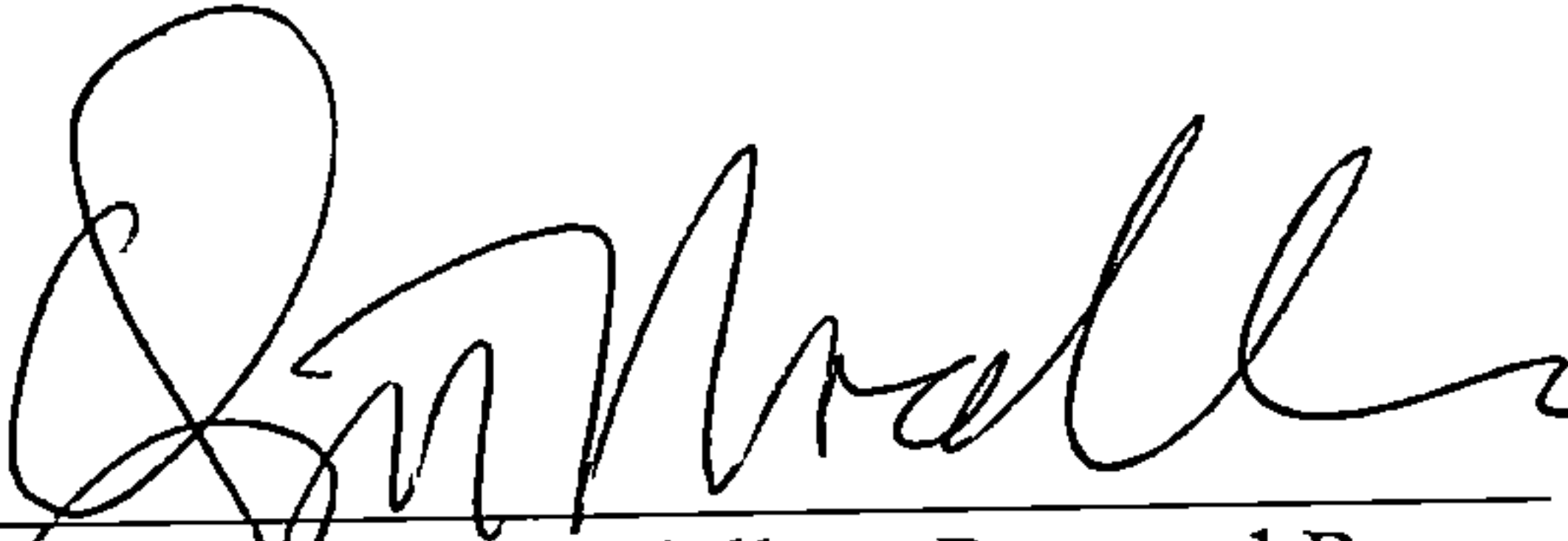
To have and to hold unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and the Grantor's heir, executors and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

The parties intend by the execution of this conveyance to vest title in and to the real property described herein in Grantee, Carolynn Bush Woodall.

The Grantor acknowledges that the subject property does not constitute the homestead of Grantor.

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 20 day of January, 2023.

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 (SEAL)
Carolynn Bush Woodall, as Personal Representative
of the Estate of Lois R. Bush, Deceased

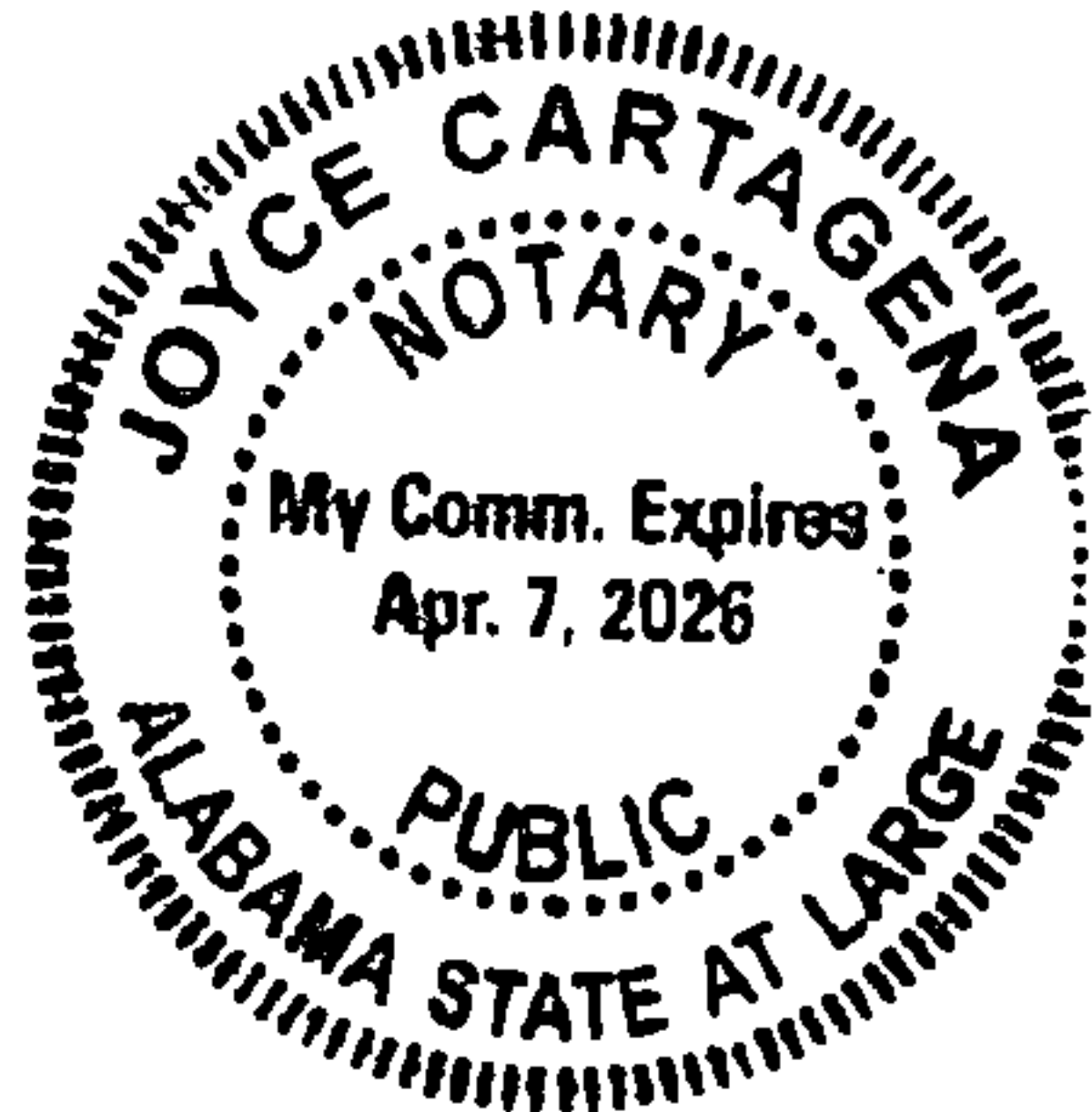
STATE OF ALABAMA

COUNTY OF Jefferson

)
) ACKNOWLEDGMENT
)

I, Joye Cartagena, a Notary Public, within and for the State of Alabama and
County of Jefferson, hereby certify that **Carolynn Bush Woodall**, Personal
Representative, 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
voluntarily executed the same in her fiduciary capacity as Personal Representative of the Estate of
Lois R. Bush, on the day the same bears date.

Given under my hand this 20 day of January, 2023.




Signature of Notary Public
My Commission expires: April 7, 2026



20230125000020320 4/6 \$39.00
Shelby Cnty Judge of Probate, AL
01/25/2023 09:51:14 AM FILED/CERT

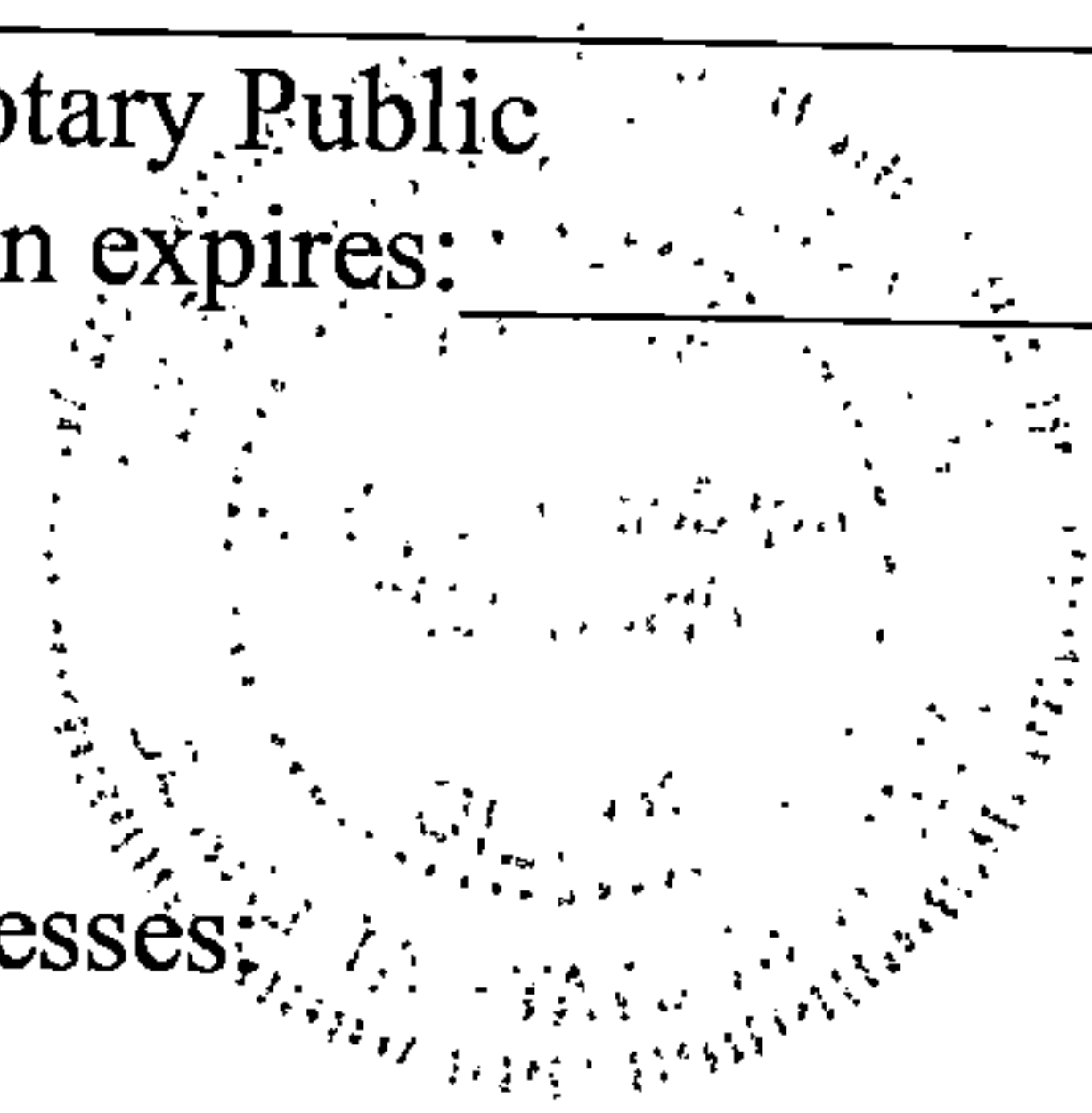
_____(SEAL)
Charles Patrick Bush, as Personal Representative of
the Estate of Lois R. Bush, Deceased

STATE OF CALIFORNIA)
COUNTY OF _____) ACKNOWLEDGMENT

I, _____, a Notary Public, within and for the State of California and
County of _____, hereby certify that **Charles Patrick Bush**, Personal
Representative, 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
voluntarily executed the same in his fiduciary capacity as Personal Representative of the Estate of
Lois R. Bush, on the day the same bears date.

Given under my hand this _____ day of _____, 2023.

Signature of Notary Public
My Commission expires: _____



Grantee's Addreses:

Carolynn Bush Woodall
2042 Club Road
Birmingham, Alabama 35244



20230125000020320 5/6 \$39.00
Shelby Cnty Judge of Probate, AL
01/25/2023 09:51:14 AM FILED/CERT

(SEAL)

Charles Patrick Bush, as Personal Representative of
the Estate of Lois R. Bush, Deceased

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

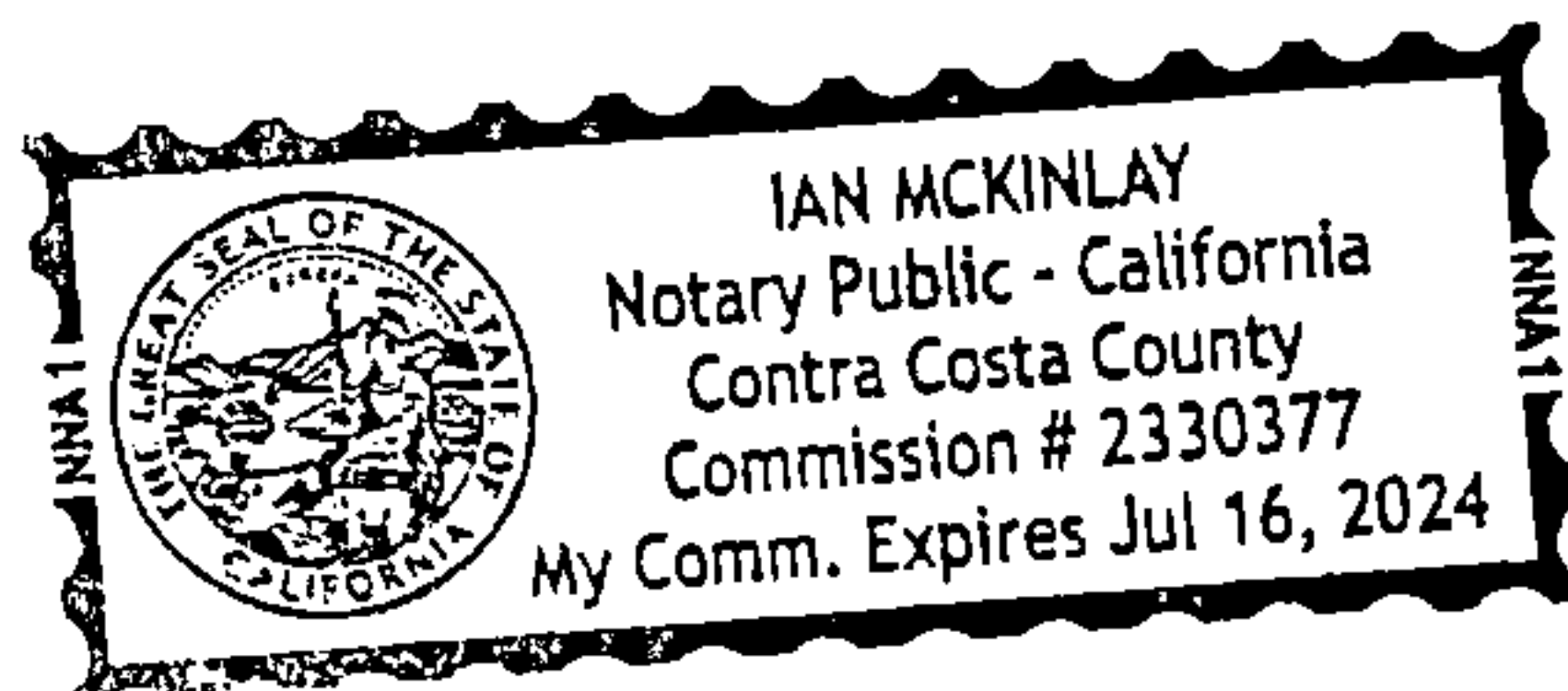
)
) ACKNOWLEDGMENT
)

107 I, IAN MCKINLAY, a Notary Public, within and for the State of California and
County of CONTRA COSTA, hereby certify that **Charles Patrick Bush**, Personal
Representative, 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~~ **HE**
voluntarily executed the same in his fiduciary capacity as Personal Representative of the Estate of
Lois R. Bush, on the day the same bears date.

Given under my hand this 17th day of JANUARY, 2023.

Signature of Notary Public

My Commission expires: 07.16.2023



Grantee's Addresses:

Carolynn Bush Woodall
2042 Club Road
Birmingham, Alabama 35244

Real Estate Sales Validation Form

20230125000020320 6/6 \$39.00
Shelby Cnty Judge of Probate, AL
01/25/2023 09:51:14 AM FILED/CERT

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

Grantor's Name Carolynn Bush Woodall
Mailing Address 2042 Club Rd
Birmingham, AL 35244

Grantee's Name Carolynn Bush Woodall and Charles Patrick Bush,
Mailing Address Personal Representatives
2042 Club Rd
Birmingham, AL 35244

Property Address 2042 Club Rd
Birmingham, AL 35244

Date of Sale 1/20/2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 502,000

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 tax assessor's market value
☐ Closing Statement

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 1/25/2023

Print Jack T. Carney

Sign Jack T. Carney

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1