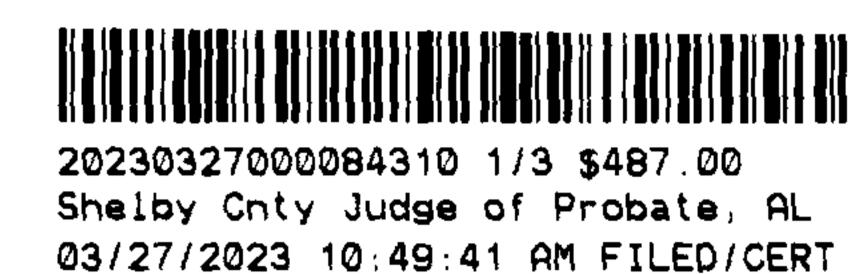
This instrument was prepared by Leah Anne Wood 3866 Highway 231 Vincent, AL 35178

Send tax notice to: Leah Anne Wood 3866 Highway 231 Vincent, AL 35178

STATE OF ALABAMA COUNTY OF SHELBY



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

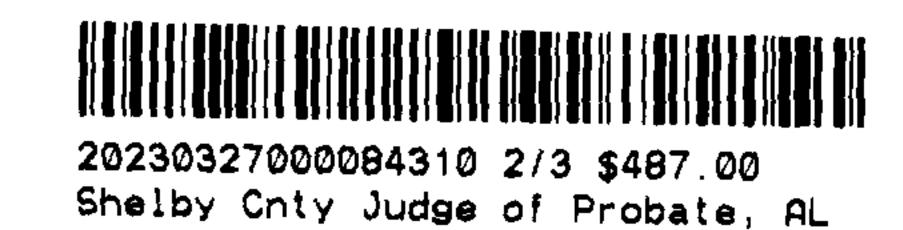
KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, Leah Anne Wood (herein referred to as Grantor), in hand paid by Leah Anne Wood and husband Roy R. Wood (herein referred to as Grantees), as Joint Tenants with Rights of Survivorship, the receipt whereof is acknowledged, the said Grantors does hereby grant, bargain, sell and convey unto said Grantees all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama; to wit;

Description:

Commence at the Southwest corner of Section 25, Township 18 South, Range 2 East; thence run North along the West line of said Section 25 for 2644.65 feet; thence turn an angle of 33 deg. 26' to the right and run 3365.75 feet; thence turn an angle of 82 deg. 45' to the right and run 272.90 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction along a fence line for a distance of 1620.20 feet to the centerline of Glaze Branch; thence turn an angle of 94 deg. 45' 59" right and run along said Branch 131.76 feet; thence turn an angle of 30 deg. 43' 36" Left and run 52.00 feet; thence turn an angle of 34 deg. 10' 48" right and continue along said Branch for 89.82 feet; thence turn an angle of 61 deg. 25' 10" right and run along Branch 51.24 feet; thence turn an angle of 67 deg. 01' 20" left and run along Branch 115.62 feet; thence turn an angle if 25 deg. 09' 55" right and run along Branch 61.91 feet; thence turn an angle of 23 deg. 09' 24" to the right and run along Branch 107.22 feet; thence turn an angle of 53 deg. 39' 57" left and run along Branch 75.19 feet; thence turn an angle of 20 deg.20' 18" right and run along Branch 130.97 feet; thence turn an angle of 65 deg. 54' 41" to the right and run in a Westerly direction leaving aforementioned Branch, for a distance of 1782.03 feet to the point of intersection with the East right of way line of U. S. 231; thence turn an angle of 103 deg. 16' 40" to the right and run along said R.O.W. for a distance of 710.36 feet to a fence corner; thence turn an angle of 82 deg. 52' 04" right and run along a fence line for a distance of 240.00 feet; thence turn an angle of 82 deg. 36' to the left and run 210.00 feet to a fence corner, being the point of beginning. Said parcel being located in the NE ¼ of NW 1/4 and the NW ¼ of NE ¼, Section 25, Township 18 South, Range 2 East, and contains 33.0 acres according to description prepared by Gary Ray, dated November, 1985. Subject to easements and right of way of record. Situated in and lying within Shelby County, Alabama.

Being the same property described in instrument 20070413000172380 as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 03/27/2023 State of Alabama Deed Tax:\$459.00



03/27/2023 10:49:41 AM FILED/CERT

Subject To:

All restrictions, easements, reservations and right-of-way recorded in the Office of the Probate Judge of Shelby County, Alabama.

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 heirs and assigns on the grantees herein shall take as tenants in common.

And I do, for myself and my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I have a good right to sell and convey the same aforesaid; that I will defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand and seal this 2 day of Much, 2023

Leah Anne Wood

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leah Anne Wood, 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, I, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2023

Notary Public

My Commission Expires:

5/27/26

Real Estate Sales Validation Form

This	Document myst be filed in accorda	nce with Code of Alabama 197	5, Section 40-22-1
Grantor's Name Mailing Address	Jean Ame Mood 3801210 Hanway 731 Vincent, At 35178	Grantee's Name Mailing Address	Soy Wood Solo Hay 231 Incend AV 35118
Property Address	381010 Highway 23 Vincent 141 35178	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	03/27/2023 10:49:41 AM FILED/CER
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 Other 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.			
	Indicated the desired mailing address and desired the current mailing address.	structions name of the person or per	sons conveying interest
Grantee's name are to property is being	nd mailing address - provide the conveyed.	e name of the person or per	rsons to whom interest
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.			
excluding current a responsibility of va	ded and the value must be determined and the value must be determined and the property and luing property for property tax of Alabama 1975 § 40-22-1 (h)	s determined by the local of purposes will be used and t	fficial charged with the
accurate. I further of the penalty indicate	of my knowledge and belief the understand that any false state cated in <u>Code of Alabama 1975</u>	ments claimed on this form § § 40-22-1 (h).	may result in the imposition
Date MACA	1,2025	Print Can MyC	1000
Unattested	(verified by)	Sign (Grantor/Grantee	wner/Agent) circle one

Form RT-1