

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**


20230327000084320 1/3 \$487.00
Shelby Cnty Judge of Probate, AL
03/27/2023 10:49:42 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That Leah Anne Wood and husband, Roy R. Wood for and in consideration of (\$10.00) and further to take our real estate as tenants in common, in equal shares and hand paid to us by Amanda A. Gibson and Melissa D. Dobbs. We do hereby grant, bargain, sell and convey unto the survivor of the two of us (Leah Anne Wood and husband, Roy R. Wood) **a life estate**, in the real estate herein described with the remainder to Amanda A. Gibson and Melissa D. Dobbs, as tenants in common, share and share alike, and to their heirs and assigns in fee simple forever, to the following described real estate, situated in Shelby County, Alabama.

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 NW1/4 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.

The Grantors herein, Leah Anne Wood and husband, Roy R. Wood, convey this deed subject to a life estate reserved in themselves for their joint lives.

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

Leah Anne Lowe and Leah Anne Wood are one in the same person.



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Shelby Cnty Judge of Probate, AL
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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, the above described real estate unto the survivor of Leah Anne Wood and husband Roy R. Wood, for the duration of their natural life, with the remainder in fee simple to Amanda A. Gibson and Melissa D. Dobbs as tenants in common and to their respective heirs and assigns in fee simple forever.

And I (we) do, for myself (ourselves) and my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and 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 27 day of March 2023.

Leah Anne Wood
Leah Anne Wood

Roy R. Wood
Roy R. 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 and husband, Roy R. Wood whose names are 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.

Frank A. Jones
Notary Public

My Commission Expires:

5/27/26

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Ray R & Leah Anne Wood
3866 Hwy 231
Vincent, AL 35178

Grantee's Name
Mailing Address

Melissa Faith Dubbs
122 Tyler Circle
Amanda Gibson
208 Darnell
Vincent, AL 35178

Property Address

3866 Hwy 231
Vincent, AL 35178

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

458,690



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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

March 21, 2023

Print

Leah Anne Wood

Sign

Leah Anne Wood

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1