

This instrument was prepared by:

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Tel: (205) 759-5771

Source of Title: Instrument 20050114000024590

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in exchange for valuable consideration to the undersigned Grantor in hand paid by the Grantees named herein, the receipt whereof is acknowledged, **PHYLLIS JEAN SCHOFIELD**, a single woman, **JERRY ARTHUR SCHOFIELD**, a married man, and **GAYLA SCHOFIELD**, a married woman (herein referred to as "Grantors") hereby grant, bargain, sell and convey unto **CHRISTOPHER STEPHEN HOOD** and **CHRISTIAN PHILLIP HOOD** (herein referred to as "Grantees") as joint tenants, with right of survivorship, the following described real property situated in Shelby County, Alabama, to-wit:

Begin at the NW corner of the NE 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 01 degrees 6 minutes 6 seconds West along the West line of said 1/4-1/4 Section a distance of 751.32 feet; thence North 89 degrees 40 minutes 09 seconds East a distance of 937.96 feet to the Westerly right of way of Alabama Highway 25 and a point on a curve to the left having a central angle of 01 degrees 55 minutes 01 seconds and a radius of 2708.92 feet, said curve subtended by a chord bearing North 12 degrees 59 minutes 10 seconds East and a chord distance of 90.62 feet; thence along the arc of said curve and along said right of way a distance of 90.63 feet; thence North 88 degrees 59 minutes 40 seconds West and leaving said right of way 214.00 feet; thence North 0 degrees 55 minutes 22 seconds West a distance of 393.07 feet; thence North 89 degrees 4 minutes 39 seconds West a distance of 336.13 feet; thence North 25 degrees 0 minutes 30 seconds East a distance of 284.27 feet; thence South 89 degrees 44 minutes 57 seconds West a distance of 536.54 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated December 2, 2002.

TO HAVE AND TO HOLD unto 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.

SUBJECT TO all conditions, easements, restrictions, and other matters of record pertaining to the above-described land or affecting title, rights, or use thereto appearing in the public records whether expressed herein.

AND GRANTORS, for themselves and for their heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and their heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against all lawful claims.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals, this 29th day of September, 2023.

Bobbie J. McCullers

PHYLLIS JEAN SCHOFIELD,

By Bobbie J. McCullers as Attorney-in-Fact
under instrument dated 10/27/2018

Jerry Arthur Schofield

JERRY ARTHUR SCHOFIELD

Gayla Schofield

GAYLA SCHOFIELD

STATE OF ALABAMA

Pickens COUNTY

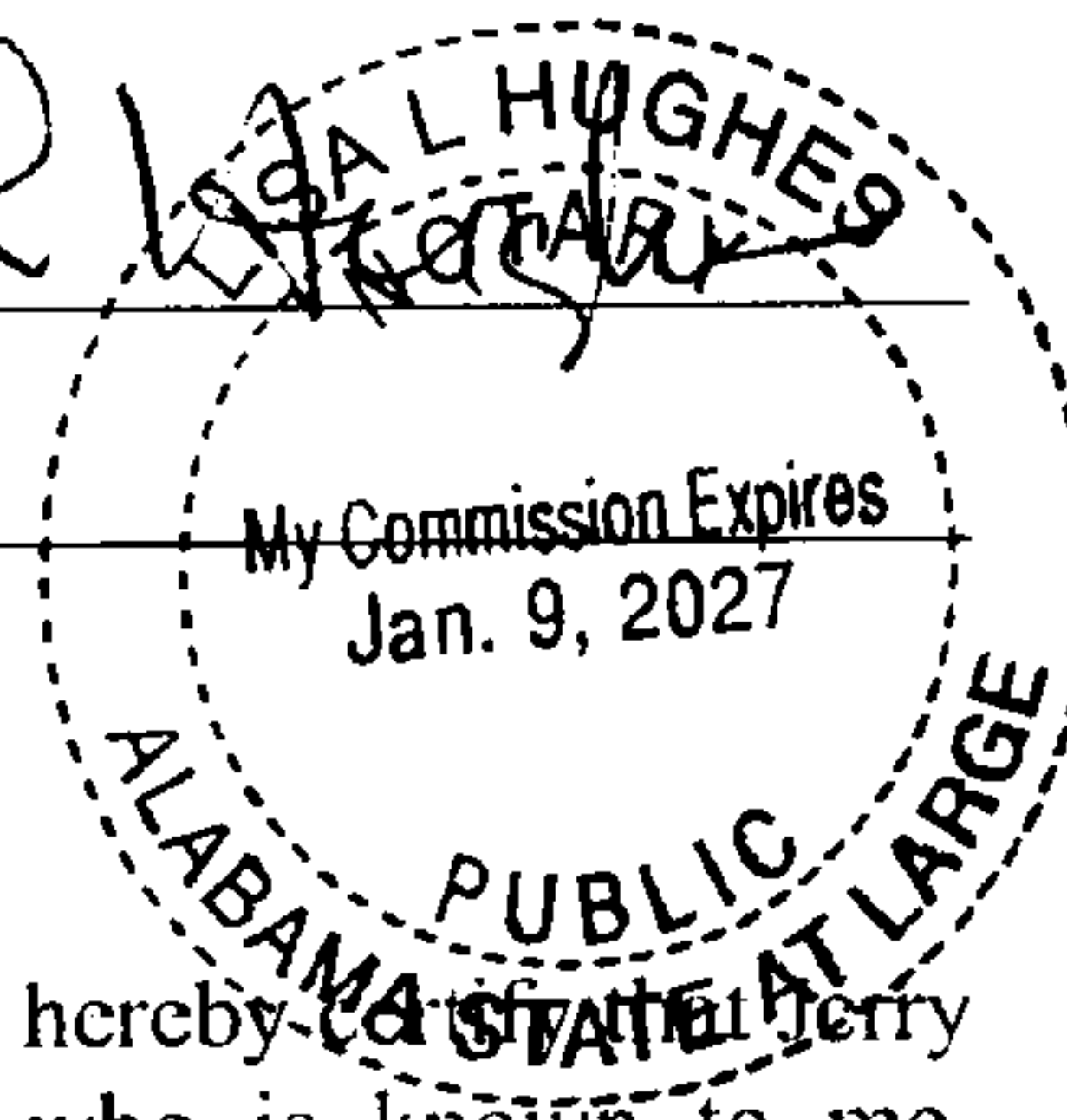
I, the undersigned Notary Public in and for the State of Alabama at large, hereby certify that Bobbie J. McCullers, whose name as Attorney-in-Fact for Phyllis Jean Schofield is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such attorney-in-fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of September, 2023.

Lisa L. Hughes

Notary Public

My commission expires: _____



STATE OF ALABAMA

Pickens COUNTY

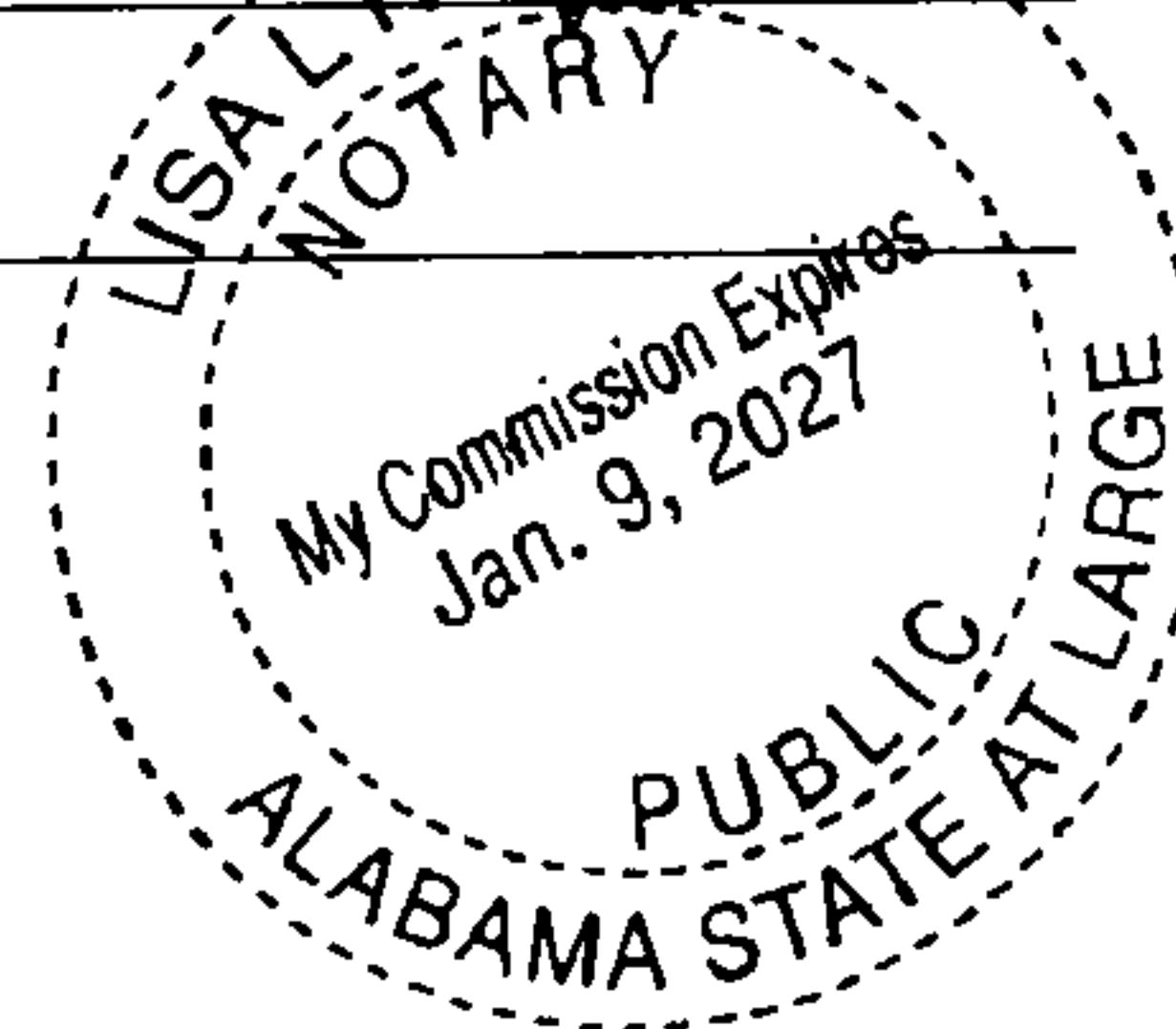
I, the undersigned Notary Public in and for the State of Alabama at large, hereby certify that Jerry Arthur Schofield, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of September, 2023.

Lisa L. Hughes

Notary Public

My commission expires: _____



STATE OF ALABAMA

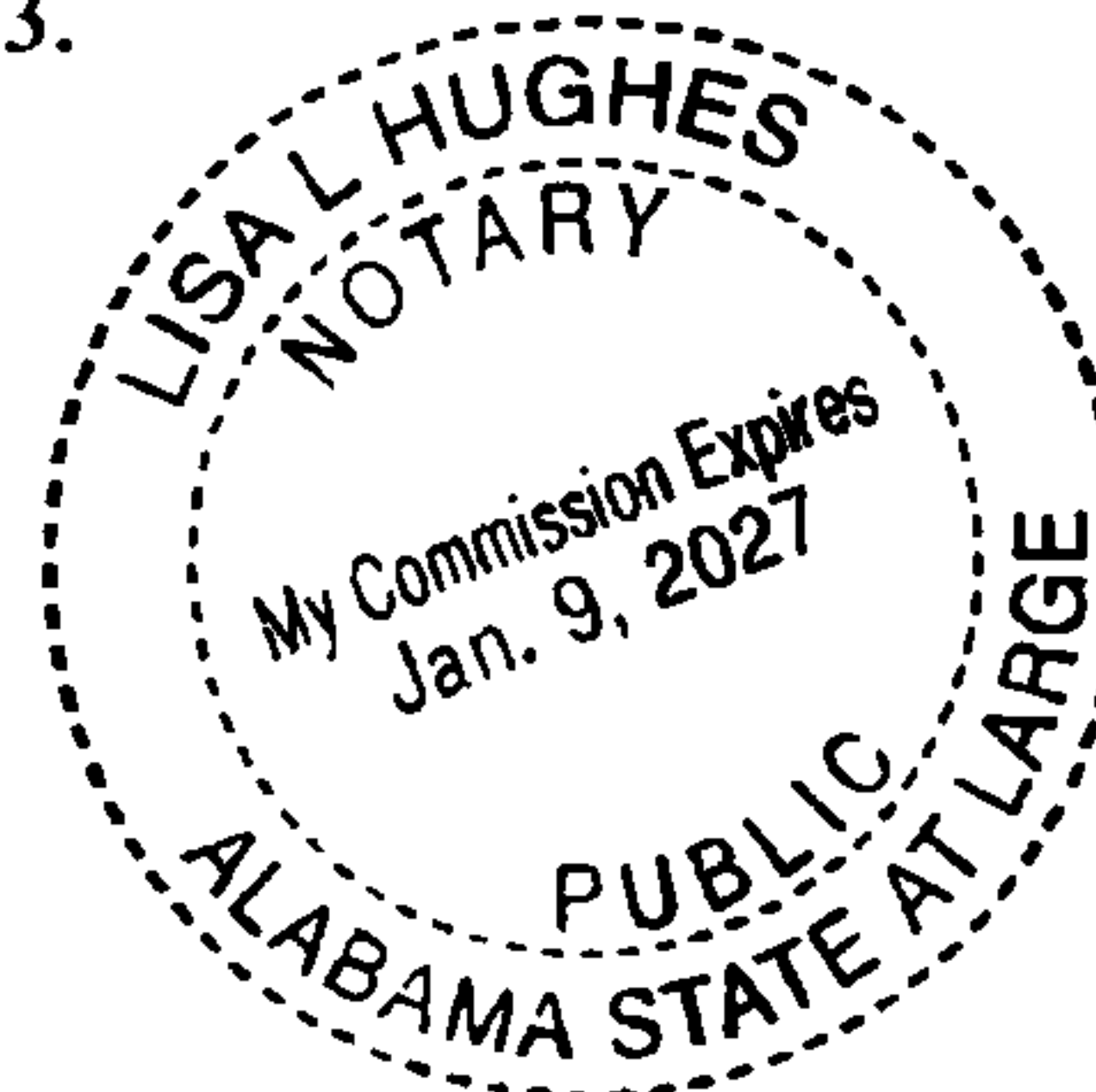
Dickens COUNTY

I, the undersigned Notary Public in and for the State of Alabama at large, hereby certify that Gayla Schofield, 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 this the 29th day of September, 2023.

Please send Tax Notices to:

Christopher Hood
205 Highland Rdg Cove
Chelsea, AL 35043



Real Estate Sales Validation Form

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

Grantor's Name Phyllis Schofield Terry + Darla Schofield Grantee's Name Christopher Hood Christian Hood
 Mailing Address 323 Dakota Bend Mailing Address 205 Highland Ridge Cove
Calera, AL 35040 Chelsea, AL 35043

Property Address Hwy 25
Colonia, AL 35051

Date of Sale 9-29-23
 Total Purchase Price \$ 167,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/03/2023 09:18:09 AM
 \$199.00 CHARITY
 20231003000295060

Allen S. Byrd

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 9-29-23

Print Chris Hood

Unattested Lisa Hughes
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Christian Hood