

This instrument prepared by:
R. Timothy Estes, Esq.
2188 Parkway Lake Drive, Suite 101
Hoover, Alabama 35244

20231005000297340
10/05/2023 07:59:39 AM
DEEDS 1/2

Send Tax Notice To:
Woodbridge Opportunity Fund, Inc
1380 E. Jefferson Avenue
Detroit, MI. 48207

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **Three Hundred Sixty-Seven Thousand and 00/100 Dollars (\$367,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Derex R. Rutledge and Candace M. Rutledge, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Woodbridge Opportunity Fund, Inc. (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 429, according to the Survey of Shelby Forest Estates, 4th Sector, as recorded in Map Book 26, Page 19, in the Probate Office of Shelby County, Alabama

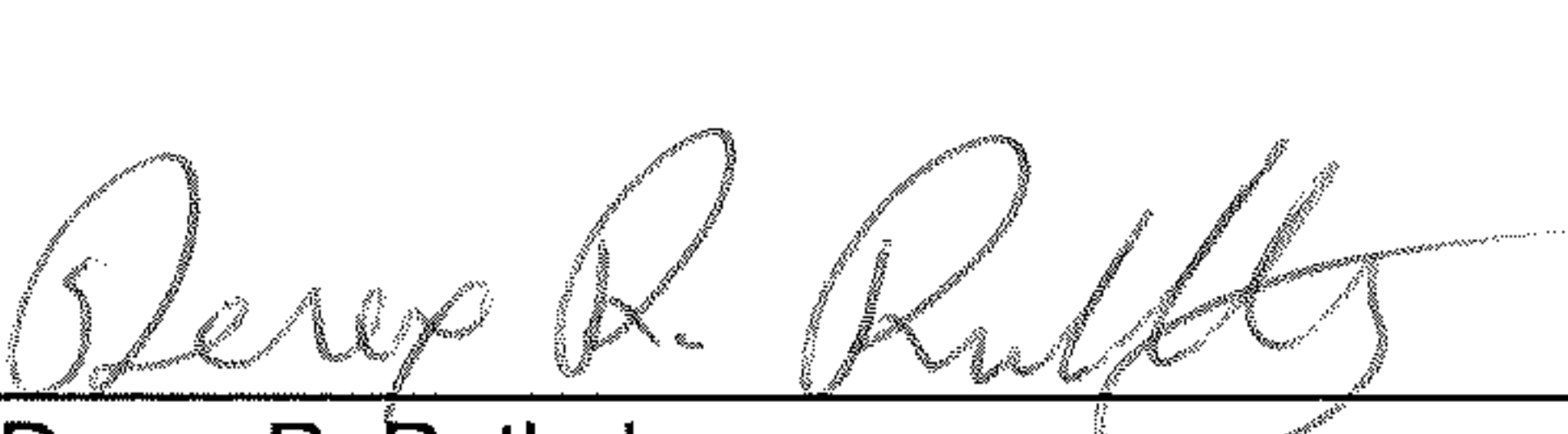
Mineral and mining rights excepted. Subject to: All easements, current taxes, covenants, conditions, restrictions and rights of way of record.

\$0.00 (zero) of the above purchase price was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said GRANTEE, its successors and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set their signatures and seals, this the 26th day of September 2023.


Derex R. Rutledge

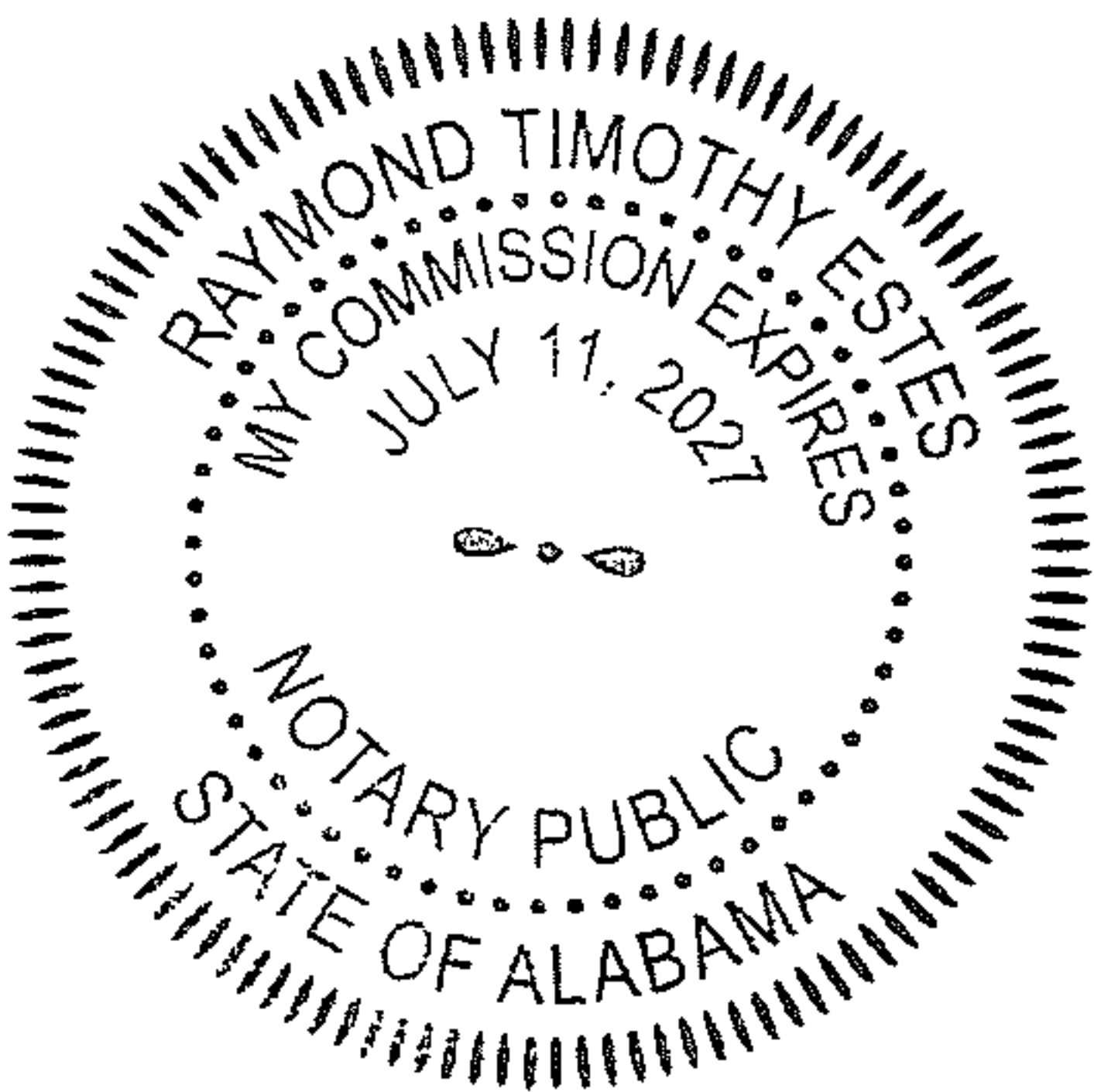

Candace M. Rutledge

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Derex R. Rutledge and Candace M. Rutledge whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September 2023.




Notary Public - R. Timothy Estes
My Commission Expires: 07/11/27

Real Estate Sales Validation Form

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

Grantors Names: Derex R. Rutledge and Candace M. Rutledge

Grantee’s Name: Woodbridge Opportunity Fund, Inc.

Mailing Address: 162 Halifax Lane
Chelsea, AL. 35043

Mailing Address: 1380 E Jefferson Ave.
Detroit, MI. 48207

Property Address: 918 Shelby Forest Way
Chelsea, AL. 35043

Date of Sale: September 26, 2023

Total Purchase Price: \$367,000.00

OR Actual Value: \$

OR ½ Assessor’s Value: \$

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 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

Date: 9/26/23

Print Name: Derex R. Rutledge

Signature: Derex R. Rutledge

Grantor Grantee Owner Agent

Unattested

(Verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL
10/05/2023 07:59:39 AM
\$392.00 JOANN
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Allen S. Bayl