

Send Tax Notice To & This Instrument Prepared By:  
Richard Woods  
1410 Dunnnavant Valley Road  
Birmingham, AL 35242

20231103000324580 1/4 \$481.00  
Shelby Cnty Judge of Probate, AL  
11/03/2023 02:38:53 PM FILED/CERT



**Warranty Deed**  
**Jointly for Life with Remainder to Survivor**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of *Four Hundred Fifty Thousand Dollars (\$450,000.00)* to the undersigned grantor,

**Susan Castleberry, Trustee, under the Cora Lee S. Reid Living Trust, dated July 18, 2023, and any amendments thereto,**

(herein referred to as grantor), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto

**Richard Woods and Kristen Woods,**

(herein referred to as grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

To Have and to Hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, **Susan Castleberry, Trustee, under the Cora Lee S. Reid Living Trust, dated July 18, 2023, and any amendments thereto**, who is authorized to execute this conveyance, have hereunto set his/her/their signature and seal, this **1<sup>st</sup>** day of November, 2023.

Susan Castleberry, Trustee (Seal)

**Susan Castleberry, Trustee, under the  
Cora Lee S. Reid Living Trust, dated July 18, 2023,  
and any amendments thereto**

Shelby County, AL 11/03/2023  
State of Alabama  
Deed Tax:\$450.00



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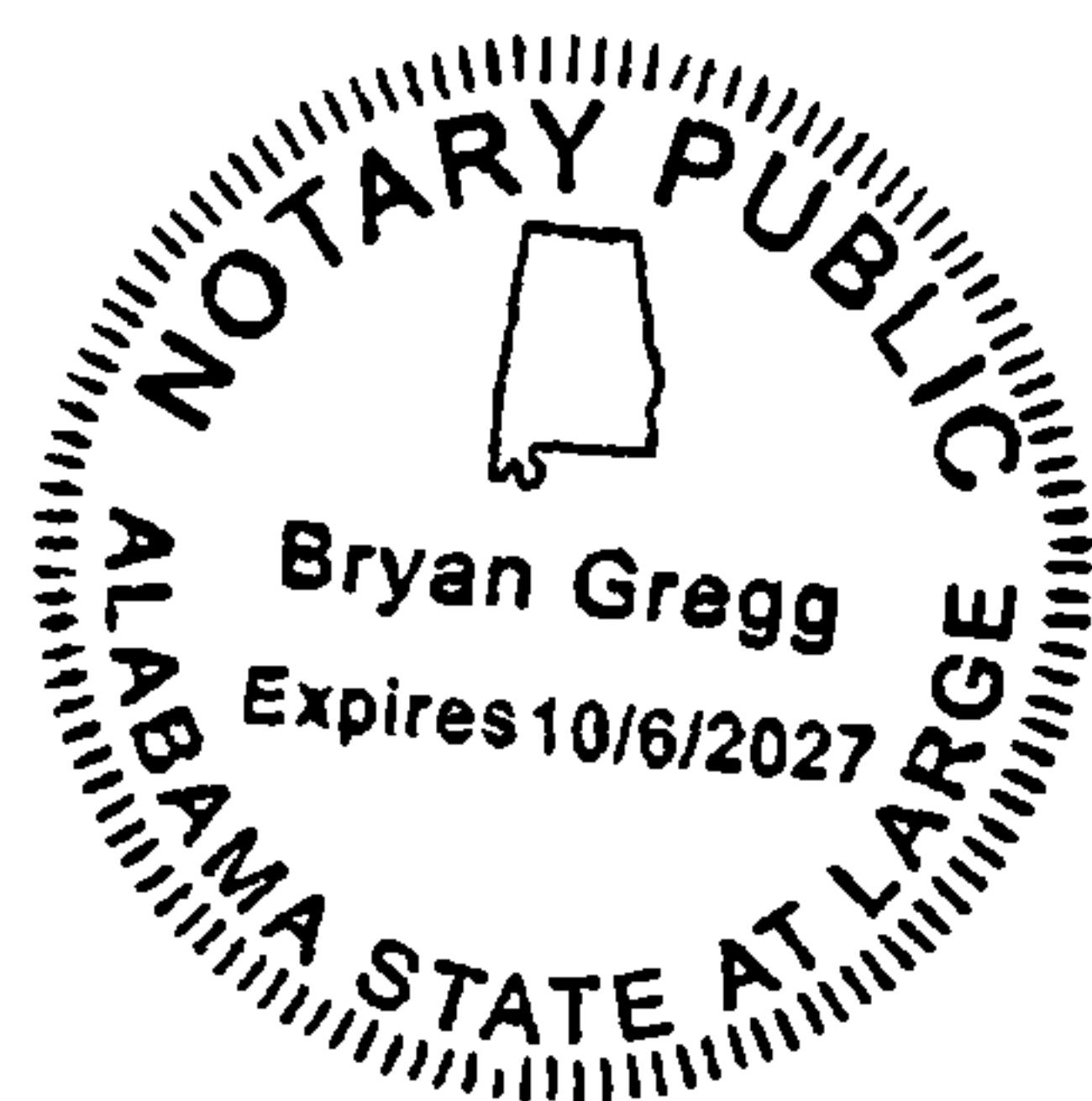
STATE OF ALABAMA  
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County, in said State, hereby certify that **Susan Castleberry**, whose name(s) as **Trustee under the Cora Lee S. Reid Living Trust, dated July 18, 2023, and any amendments thereto**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they, as such **Trustee** and with full authority, executed the same voluntarily for and as the act of said **Cora Lee S. Reid Living Trust, dated July 18, 2023, and any amendments thereto**.

Given under my hand and official seal this **1<sup>st</sup> day of November, 2023**.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-6-2027





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**Exhibit "A" Legal Description**

**Lot 27, according to the survey of Sunrise Cove, as recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama.**

**Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations and rights-of-way of record, along with mineral and mining rights not owned by grantor.**



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# 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**

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**Susan Castleberry, Trustee**  
**2463 Huntington Glen Drive**  
**Birmingham, AL 35226**

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Grantee's Name Richard Woods and Kristen Woods  
Mailing Address 1410 Dunnavant Valley Road  
Birmingham, AL 35242

**Property Address** 200 Sunrise Circle  
Wilsonville, AL 35186

Date of Sale November 1, 2023  
Total Purchase Price \$ 450,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 11-1-2023

Print

## I. Unattested

Bryan Gregg  
(verified by)

Sign

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