

WARRANTY DEED

STATE OF ALABAMA }
 }
COUNTY OF SHELBY }
 }

Send Tax Notice to:
Dakeela Woodson
491 11th Street, Calera AL 35040

KNOW ALL MEN BY THESE PRESENTS:



20231113000332510 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
11/13/2023 11:39:55 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS; That for and in consideration of **\$11,000.000** (*Eleven Thousand and 00/100 Dollars*), **KENNETH GENTRY**, hereinafter referred to as **GRANTOR**, does hereby grant, bargain, sell and convey unto **DAKEELA WOODSON** (*a single woman* herein referred to as **GRANTEE**,

All right, title and interest in the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Southwest corner of Block 145, Dunstan's Map of Calera, said point being the point of beginning, thence run Easterly along South line of said Block 145 a distance of 100 feet; thence run in a Northerly direction parallel to the West line of said Block 145 a distance of 100 feet; thence in a Westerly direction parallel to the South line of said Block 145 a distance of 100 feet to a point on the West line of said Block 145, also being on the East right of way of L & N Railroad; thence run Southerly along said West line of said Block 145 a distance of 100 feet more or less to the point of beginning; being situated in Shelby County, Alabama.

Being subject to taxes for 2022 and subsequent years, easements, restrictions, rights of way and permits of record.

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND PREPARER MAKES NO WARRANTIES THEREOF

***NOTE:** The drafter of this document acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein. The description of said property is the same as was provided to drafter by GRANTEE and is intended to be consistent with the description for the same parcel as described in instrument 20100421000122290 and recorded in Shelby County Probate on 04/21/2010.*

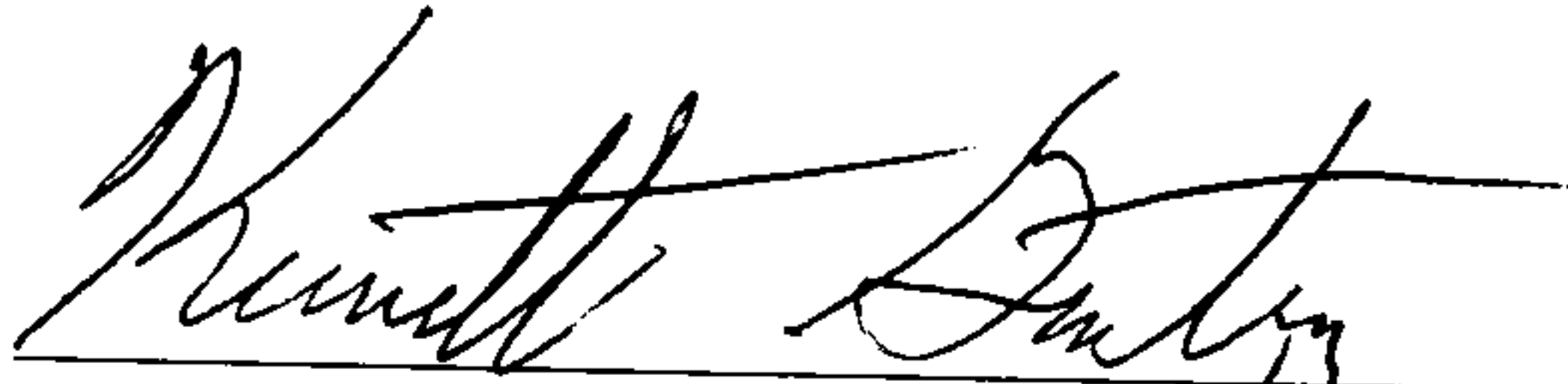
TO HAVE AND TO HOLD, to the said GRANTEE, his, her, their (its) heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/13/2023
State of Alabama
Deed Tax: \$11.00



20231113000332510 2/3 \$39.00
Shelby Cnty Judge of Probate, AL
11/13/2023 11:39:55 AM FILED/CERT

IN WITNESS WHEREOF, I, **KENNETH GENTRY**, have hereunto set my hand and seal as **GRANTOR**. In so doing, I further aver and confirm that I have all rights and authorization necessary to complete this transaction and as such, confirm that this transfer is done voluntarily, fully, and without reservation to the aforementioned **GRANTEE**.



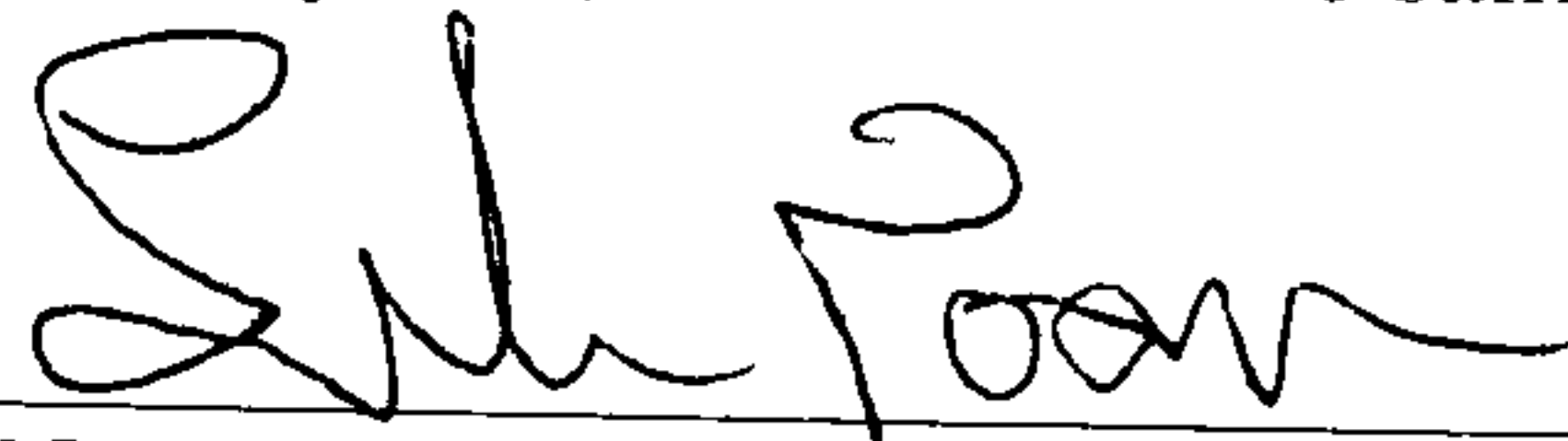
KENNETH GENTRY (Grantor)

10-8-2022
DATE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KENNETH GENTRY**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day the 8th day of October, 2022 that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date:



NOTARY PUBLIC

My Commission Expires: 7/11/26



Real Estate Sales Validation Form

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

Grantor's Name Kenneth Gentry
Mailing Address 491 11th St
Calera AL 35040

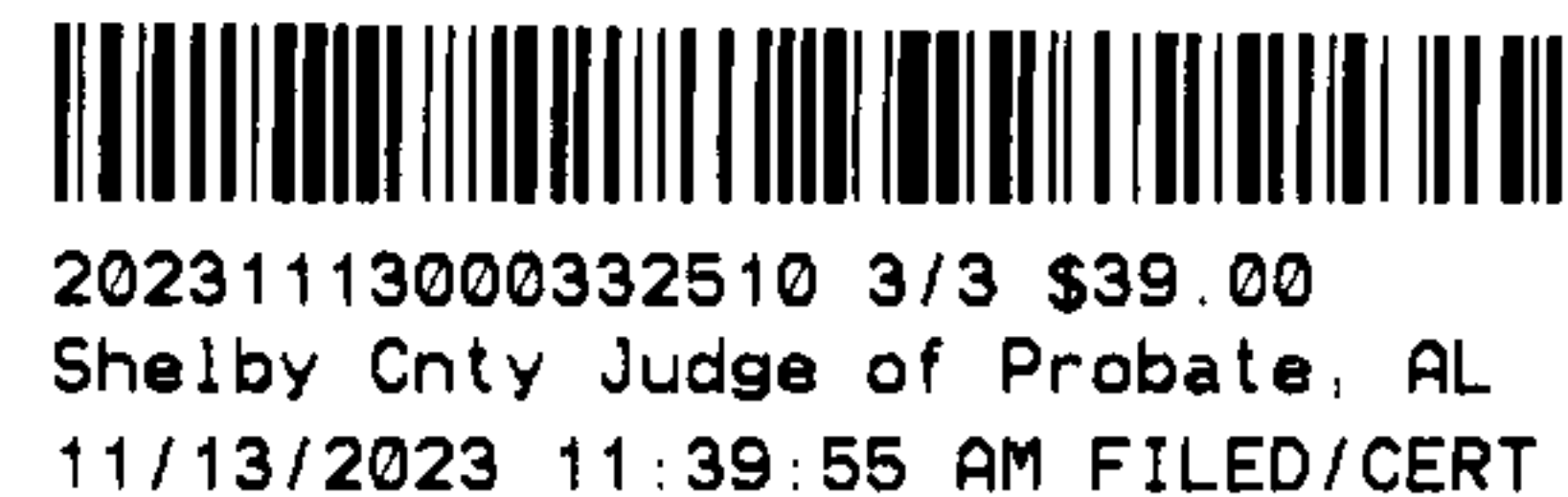
Grantee's Name Dakeela Woodson
Mailing Address 491 11th St
Calera AL
35040

Property Address 491 11th St
Calera AL
35040

Date of Sale 10-8-22
Total Purchase Price \$ 11,000

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 Money order

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 11/13/23

Unattested

(verified by)

Print Dakeela Woodson

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

Form RT-1