

This instrument prepared by:

Tanya K. Shunnara, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Book 341, Page 671

Send Tax Notice to:

STATE OF ALABAMA)
)
)
COUNTY OF SHELBY)

William Copeland Wood, Trustee of the
William Copeland Wood Management Trust
dated December 12, 2023
409 Meadow Brook Lane
Birmingham, Alabama 35213

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 26th day of February, 2024, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **WILLIAM C. WOOD, JR.**, a married man (hereinafter referred to as "**Grantor**"), in hand paid by **William Copeland Wood, Trustee of the William Copeland Wood Management Trust dated December 12, 2023** (hereinafter referred to as "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee all of Grantor's right, title and interest in and to Grantor's undivided 50% interest in the following described real property situated in Shelby County, Alabama [herein sometimes referred to as the "**Property**"], to-wit:

The West half of the East half of the West half of the SW $\frac{1}{4}$,
of Section 19, Township 18 South, Range 1 West of the
Huntsville Principal Meridian.

TOGETHER WITH all appurtenances thereto and improvements thereon belonging or in anywise appertaining, and all right, title, and interest of Grantor in and to all roads, alleys, and ways bounding the Property.

This conveyance is made subject to taxes and assessments for the current and subsequent years not yet due and payable and all matters of record.

Grantor hereby covenants and agrees with Grantee and its successors and assigns that the Grantor and his heirs, representatives and assigns will warrant and defend the above-described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

The Property does not constitute the homestead of Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
William C. Wood, Jr.	William Copeland Wood, Trustee of the William Copeland Wood Management Trust dated December 12, 2023
93 West Miracle Strip Parkway Mary Ester, Florida 32569-1833	c/o Leslie Wood 409 Meadow Brook Lane Birmingham, Alabama 35213

Property Address:	20 Acres off Sicard Hollow Road Columbiana, AL 35051
Parcel #:	03-4-19-0-001-006.00
Date of Conveyance:	February 26, 2024

Market Value:	\$295,400.00 (50% of \$590,800.00)
The Market Value can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> Other — _____

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals effective as of the date first above written.

Grantor:

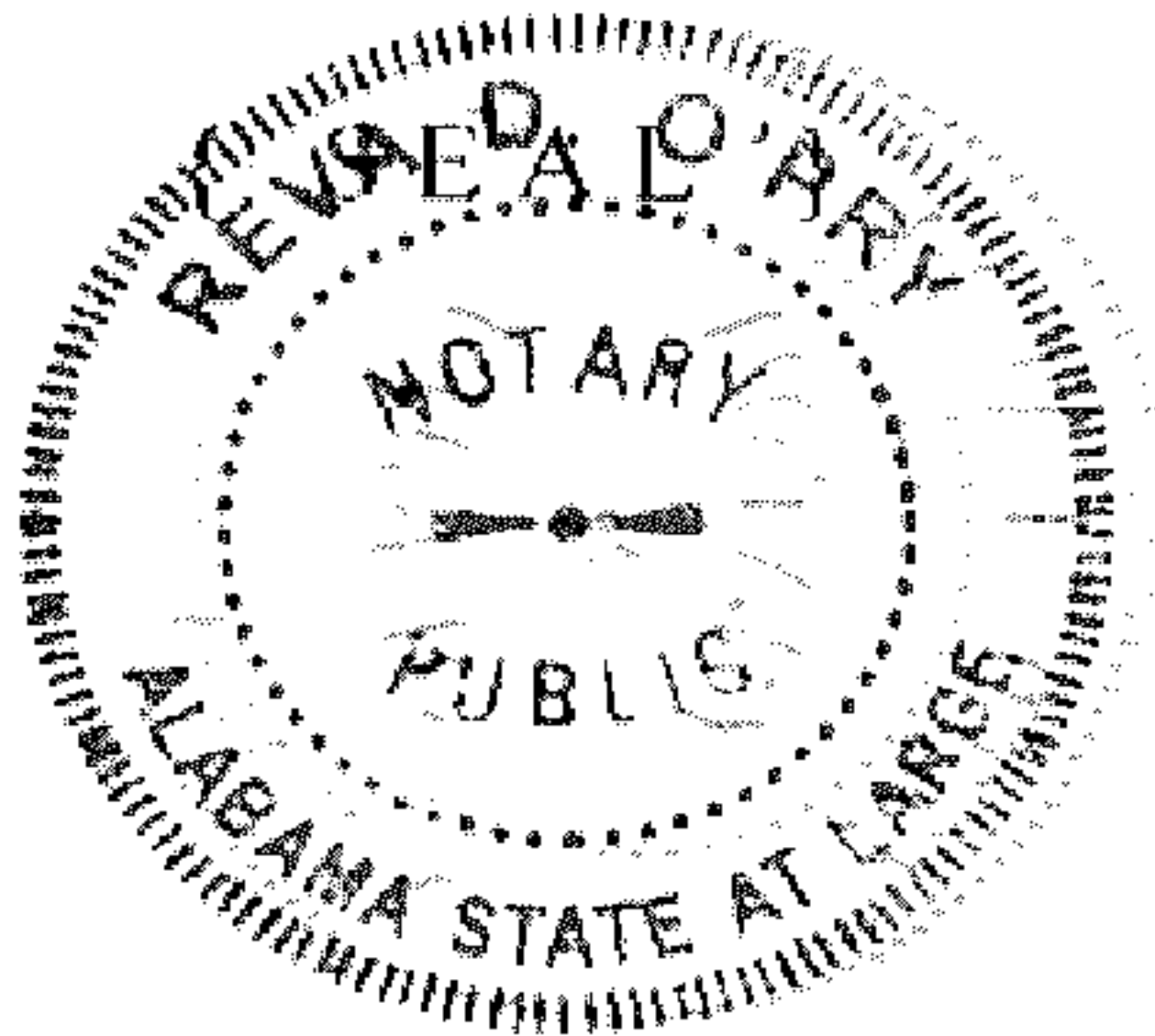
William C Wood Jr
William C. Wood, Jr.

Date of Execution: 2/26/24

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **William C. Wood, Jr.**, whose name is signed to the foregoing conveyance as the Grantor and who is known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, he voluntarily executed the same on the day the same bears date.

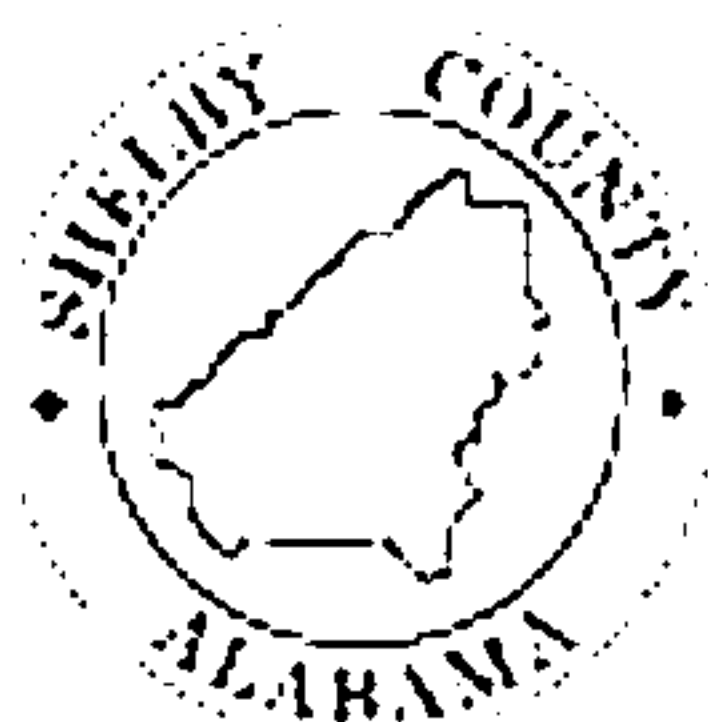
Given under my hand and official seal this 26th day of February, 2024.



Reva O'Byrne
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES NOVEMBER 21, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2024 08:21:49 AM
\$323.50 JOANN
20240227000050360

Allie S. Bayl