

SEND TAX NOTICE TO:  
Charles W Wood and Teresa H. Wood  
2233 Brock Circle  
Hoover, Alabama 35242

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Nine Hundred Seventy Five Thousand dollars & no cents (\$975,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**Charles Kharrl and Larissa Kharrl, husband and wife**

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Charles W Wood and Teresa H. Wood**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 91, ACCORDING TO THE SURVEY OF BROCK POINT, PHASE 1B, AS RECORDED IN MAP BOOK 47, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 47, Page 43.

Sanitary Sewer Agreement recorded in Instrument #2016-33045 and Instrument #2016-39397.

Right of Way to Alabama Power Company as recorded in Volume 338, Page 636 and Volume 340, Page 23.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 265, Page 96, Book 12, Page 845, Book 15, Page 844, Book 12, Page 852, and Book 15, Page 840 in the Probate Office of Shelby County, Alabama.

Covenant and Agreement for Water Service as recorded in Real 235, Page 574.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument #2017-19952 and Instrument #2017-23878 in the Probate Office of Shelby County, Alabama.

Riparian and other rights created by the fact that the subject property lies adjacent to the Lake.

All matters as setout in that certain survey dated 2/26/2024, prepared by Weygand Survey, Thomas Scott Dreher, PLS AL 50407.

**TO HAVE AND TO HOLD** Unto the said **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.

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

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 2 day of January, 2024.

Charles Kharrl (Seal)  
Charles Kharrl

STATE OF Arizona }

COUNTY OF Maricopa }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Kharrl, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of January, 2024.



**JUSTIN A. STITTSWORTH**  
Notary Public - Arizona  
Maricopa Co. / #574593  
Expires 02/06/2024

Justin A. Stittsworth  
Notary Public -

My Commission Expires: 2.6.2024

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 2 day of January, 2024.

[Signature] (Seal)  
Larissa Kharri

STATE OF Arizona }

COUNTY OF Maricopa }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larissa Kharri, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of January, 2024.



**JUSTIN A. STITTSWORTH**  
Notary Public - Arizona  
Maricopa Co. / #574593  
Expires 02/06/2024

[Signature]  
Notary Public -

My Commission Expires: 2-6-2024

**Real Estate Sales Validation Form**

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Charles Kharrl and Larissa Kharrl      Grantee's Name Charles W Wood and Teresa H. Wood

Mailing Address 6640 Shady Oak Road, Suite 400      Mailing Address 2233 Brock Circle  
Eden Prairie, Minnesota 55344      Hoover, Alabama 35242

Property Address 2233 Brock Circle,      Date of Sale 03/01/2024  
Birmingham, Alabama 35242

Total Purchase Price \$975,000.00  
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       Appraisal  
 Sales Contract       Other \_\_\_\_\_  
 Closing Statement

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

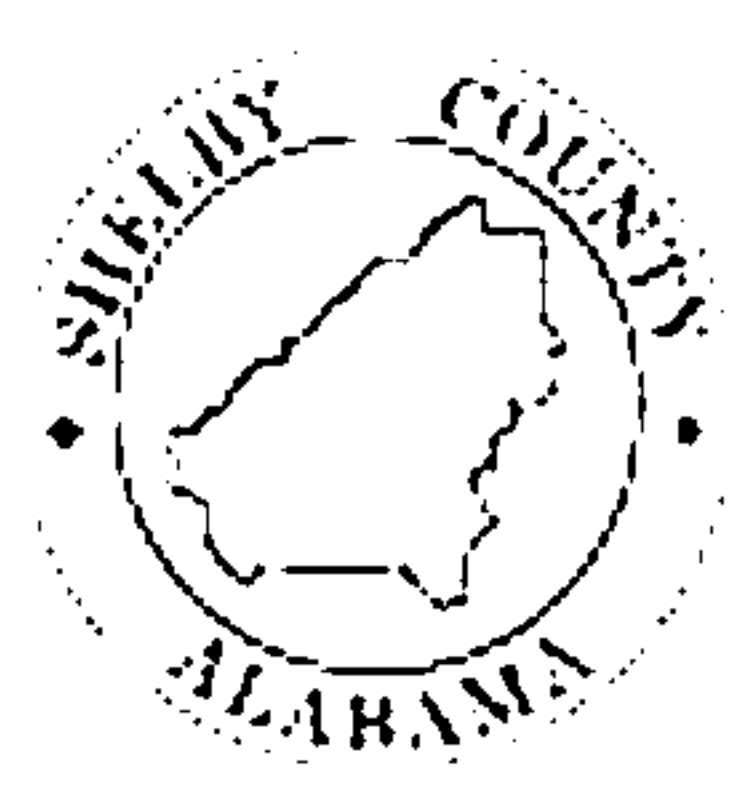
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/2/24

William Robert Cochran  
Print Charles W Wood

Unattested \_\_\_\_\_  
(verified by)

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



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/01/2024 01:37:46 PM**  
**\$1006.00 JOANN**  
**20240301000057080**

Allen S. Bayl