

Send Tax Notice to:
JEAN M. WOOD
1131 BERWICK ROAD
BHAM AL 35242

PREPARED BY:
JOHN R. HOLLIMAN
2491 PELHAM PKWY
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, JEAN M. WOOD, a single person the undersigned Grantor, do grant, bargain, sell and convey JEAN M. WOOD and JOHN CLEVELAND WOOD, JR., TRUSTEES OF THE WOOD LIVING TRUST DATED 4/22/2024, the Grantee in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN.

THE PROPERTY IS AND REMAINS THE HOMESTEAD OF THE GRANTOR.

Subject taxes for 2024, Easements, Reservations, Rights of Way, Restrictions and Covenants, Transmission Line, Sanitary Sewer Easement, and easements for ingress and egress, and building lines of record.

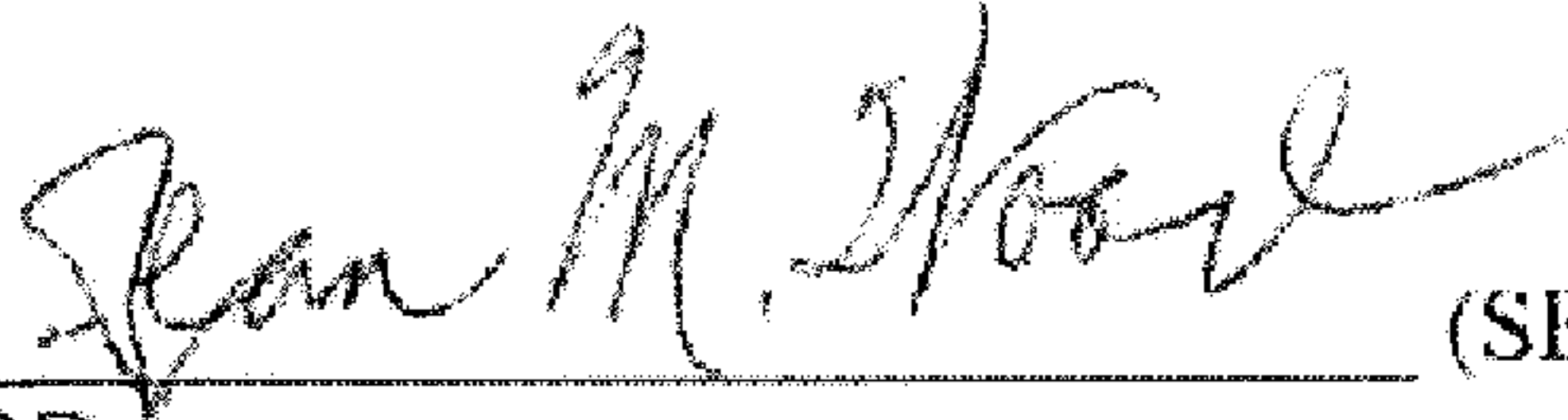
This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

4/22/2024.

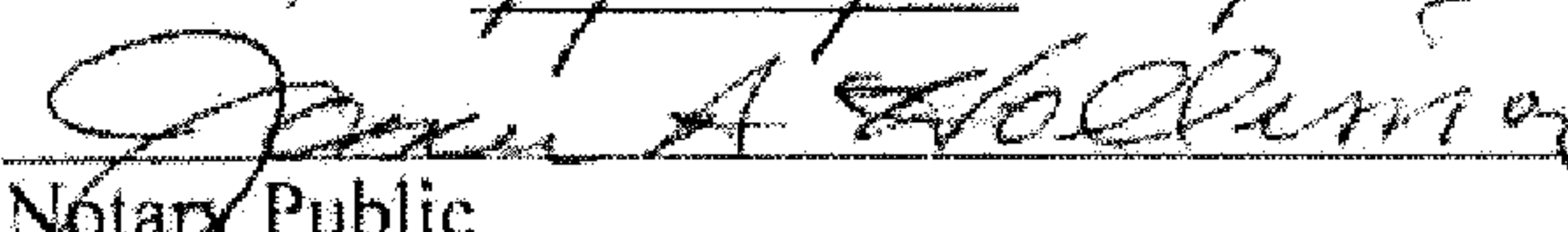


JEAN M. WOOD (SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that JEAN M. WOOD a single person, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this

4/22/2024


Notary Public

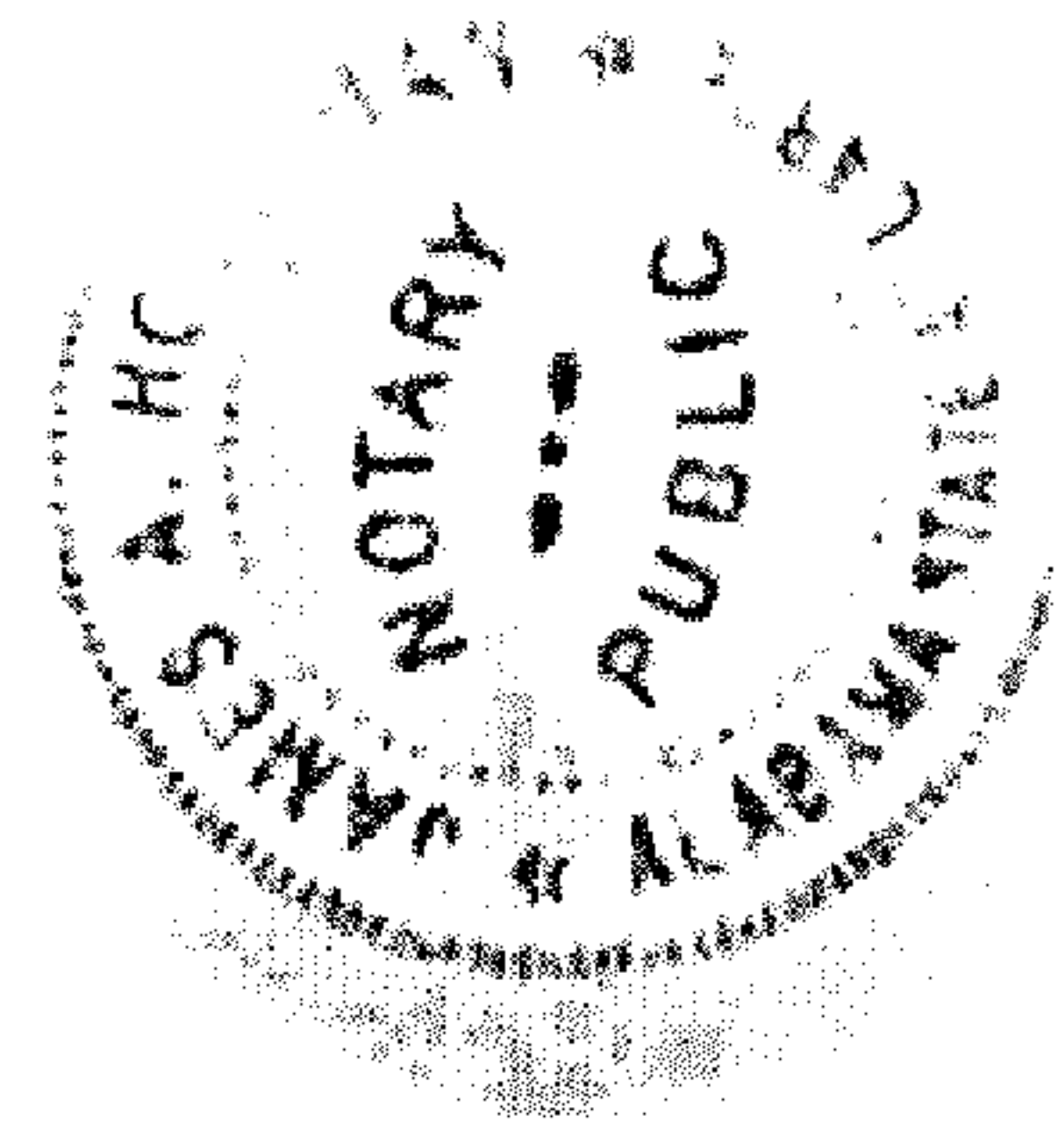


Exhibit "A"

Lot 165-A, according to a Resurvey of Lots 129 through 178, Greystone Ridge Garden Homes, as recorded in Map Book 17 page 28 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: (1) General and special taxes or assessments for 1993 and subsequent years not yet due and payable, including any additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment; (2) Building setbacks as shown in Declaration of Greystone Ridge Covenants, Conditions and Restrictions recorded as Document No. 1992-4720 in Probate Office; (3) Public utility easements as shown by recorded plat; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 141 page 180, Real 333 page 201 and Real 377 page 441 in Probate Office; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4 pages 486, 493 and 495 in Probate Office; (6) Rights of others to use of Hugh Daniel Drive, as described in instrument recorded in Deed Book 301 Page 799 in Probate Office; (7) Covenant and Agreement for Water Service as set out in instrument between Dantract and Shelby County, as set out in Real 235 Page 574 in Probate Office; (8) Restrictions, covenants, conditions and building setback lines as set out in Amended Restated Restrictive Covenants recorded in Real 265 Page 96 in the Probate Office of Shelby County, Alabama; (9) Greystone Multi-family Declaration of Covenants, Conditions and Restrictions, as recorded in Real 316 Page 239, as amended by First Amendment recorded in Real 319 page 238, Second Amendment as recorded in Real 336 page 281, Third Amendment recorded as Instrument No. 1992-4710, and Fourth Amendment recorded as Instrument #1993-10164 in Probate Office; (10) Greystone Ridge Garden Homes and First Addition to Greystone Ridge Garden Homes Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 1992-4720 in Probate Office; (11) Reciprocal Easement Agreement pertaining to access and roadway easements, as set out in Real 312 page 274, and First Amendment recorded 317 page 253 and Second Amendment recorded as Instrument #1993-3124 in Probate Office; (12) Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350 Page 545 in Probate Office; (13) Easement(s) to Alabama Power Company by instrument(s) recorded in Instrument #1992-26820 in Probate Office.

Real Estate Sales Validation Form

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

Grantor's Name Jean M. Wood
 Mailing Address 1131 Berwick Road
Birmingham, AL 35242

Grantee's Name Jean M. Wood & John Cleveland Wood Jr,
 Mailing Address Trustees of the Wood Living Trust dated 4/22/24
1131 Berwick Road
Birmingham, AL 35242

Property Address 1131 Berwick Road
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/23/2024 08:25:10 AM
 \$316.00 JOANN
 20240423000116640

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 283,800.00



The purchase price or actual value claimed (See S. Byrd) 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 4/22/2024

Print Shannon Brubaker

☐ Unattested

Sign

Shannon Brubaker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1