

This instrument was prepared by:

Michael E. Gurley, Jr.
Gurley Law Firm, LLC
P.O. Box 382732
Birmingham, AL 35238

Send tax notice to:

Simpson Plastering, LLC
4767 1st Ave N
Birmingham, AL 35222

Source of Title: Instrument 20180606000199110

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Fifty Thousand Dollars and No/100 Dollars (\$150,000.00) and other good and valuable consideration in hand paid to JO WOOD, a married woman ("Grantor"), by SIMPSON PLASTERING, LLC., an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, his successors and assigns, that certain described real property situated in Shelby County, Alabama:

Legal Description (the "Property").

Lot 638, according to the Survey of Forest Lakes, 12th Sector, as recorded in Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property is not part of the homestead of the Grantor herein.

Subject to the following exceptions:

1. Taxes for the year 2024 and subsequent years.
2. Mining and mineral rights not owned by Grantor.
3. Any applicable zoning ordinances.
4. Matters that would be disclosed by a true and accurate survey of the Property.
5. Easements, encumbrances, rights-of-way, reservations, agreements, restrictions, setback lines and other matters of record.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

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

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of June 24, 2024.

GRANTOR:

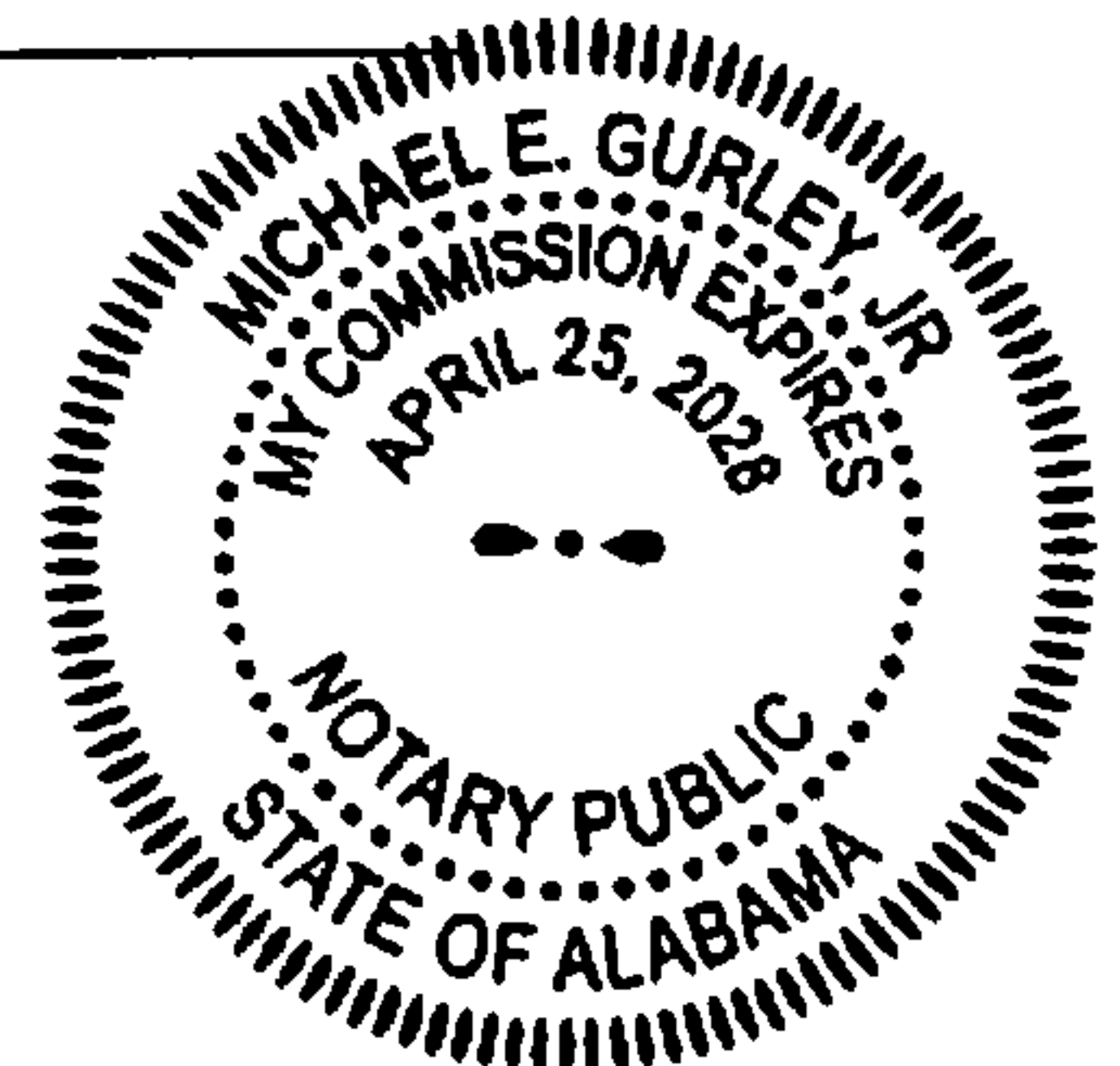
Jo Wood
Jo Wood

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JO WOOD whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this 24 day of June, 2024.

Michael E. Gurley Jr
Notary Public
My Commission Expires: _____





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2024 03:09:34 PM
 \$178.00 LAURA
 20240701000198070

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Jo Wood
 Mailing Address 385 Woodward Ct
Birmingham, AL 35242

Grantee's Name Simpson Plastering, LLC
 Mailing Address 4767 1st Ave N
Birmingham, AL 35222

Property Address 242 Forest Lake Dr.
Sterrett, AL 35147

Date of Sale 5/31/2024
 Total Purchase Price \$150,000.00
 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 06/24/24

Print

Michael Gurley

Sign

[Signature]

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1