



20240726000231340 1/2 \$210.00  
Shelby Cnty Judge of Probate, AL  
07/26/2024 02:12:59 PM FILED/CERT

**THIS INSTRUMENT PREPARED BY:**

Jennifer S. Taylor  
*Attorney at Law*  
The Alabama Elder Care Law Firm, LLC  
200 Office Park Drive, Ste 303  
Mtn. Brook, AL 35223  
205/390-0101

**AFTER RECORDING, MAIL TO:**

C. Norman Wood and Karen H. Wood  
2315 Chandawood Drive  
Pelham, AL 35124

Instrument: 19900508000129430

Parcel ID: 13 1 01 1 001 003.031

**QUITCLAIM DEED with Reservation of Life Estate**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, We,

**C. NORMAN WOOD AND KAREN H. WOOD, the GRANTORS;**

Whose mailing address is 2315 Chandawood Drive, Pelham, AL 35124

do hereby grant, bargain, and convey unto

**CAITLYN W. STRINGER, A MARRIED WOMAN, and BETHANY A. WOOD, A SINGLE WOMAN, as Joint Tenants with Rights of Survivorship, the GRANTEES,**

Whose respective mailing addresses are 309 Old Cahaba Trail, Helena, AL 35080; and 3700 Capital Circle SE, Apt. 616, Tallahassee, FL 32311

All of THE FOLLOWING described real property situated in Shelby County, Alabama, to wit:

**Lot 241, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50 in the Probate Office of Shelby County, Alabama.**

COMMONLY known as: 2315 Chandawood Drive, Pelham, Alabama 35124  
TAX ASSESSOR'S VALUE: \$183,000.00  
DATE OF SALE: 7/24/2024

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

X  is homestead property of the said grantor

is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

Shelby County, AL 07/26/2024  
State of Alabama  
Deed Tax: \$183.00

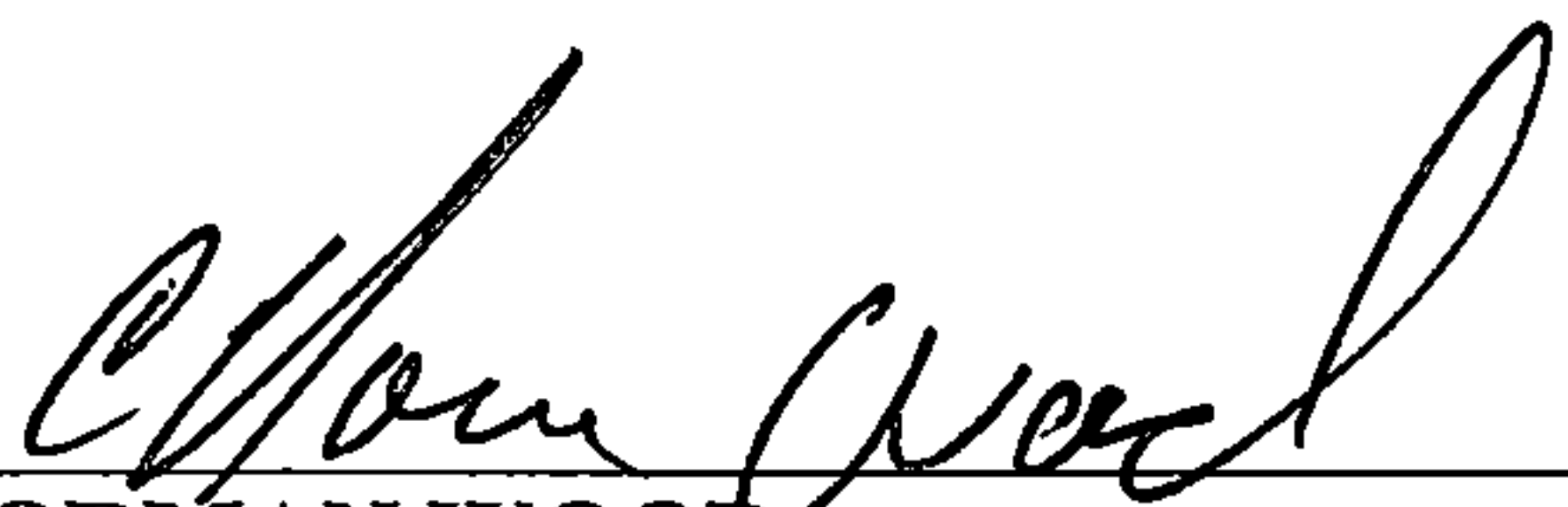
PROVIDED, however, that the Grantor has reserved the use and enjoyment of said property for the life of the Grantor and that the grant of said property to Grantee is subject to the following powers retained by the Grantor:


1. The Grantor shall retain possession and control of all the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantor.
2. The Grantor retains the unrestricted and limited right to dispose of his share of the property during the life of the Grantor, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose her share of the property in any manner in the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee's Remaindermen, and to keep any and all proceeds derived therein without obligation to the Grantee Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen.

**NOTE:** This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.


Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal, this the 24<sup>th</sup> day of July, 2024.

  
C. NORMAN WOOD

  
KAREN H. WOOD

STATE OF ALABAMA                    )  
JEFFERSON COUNTY                 )

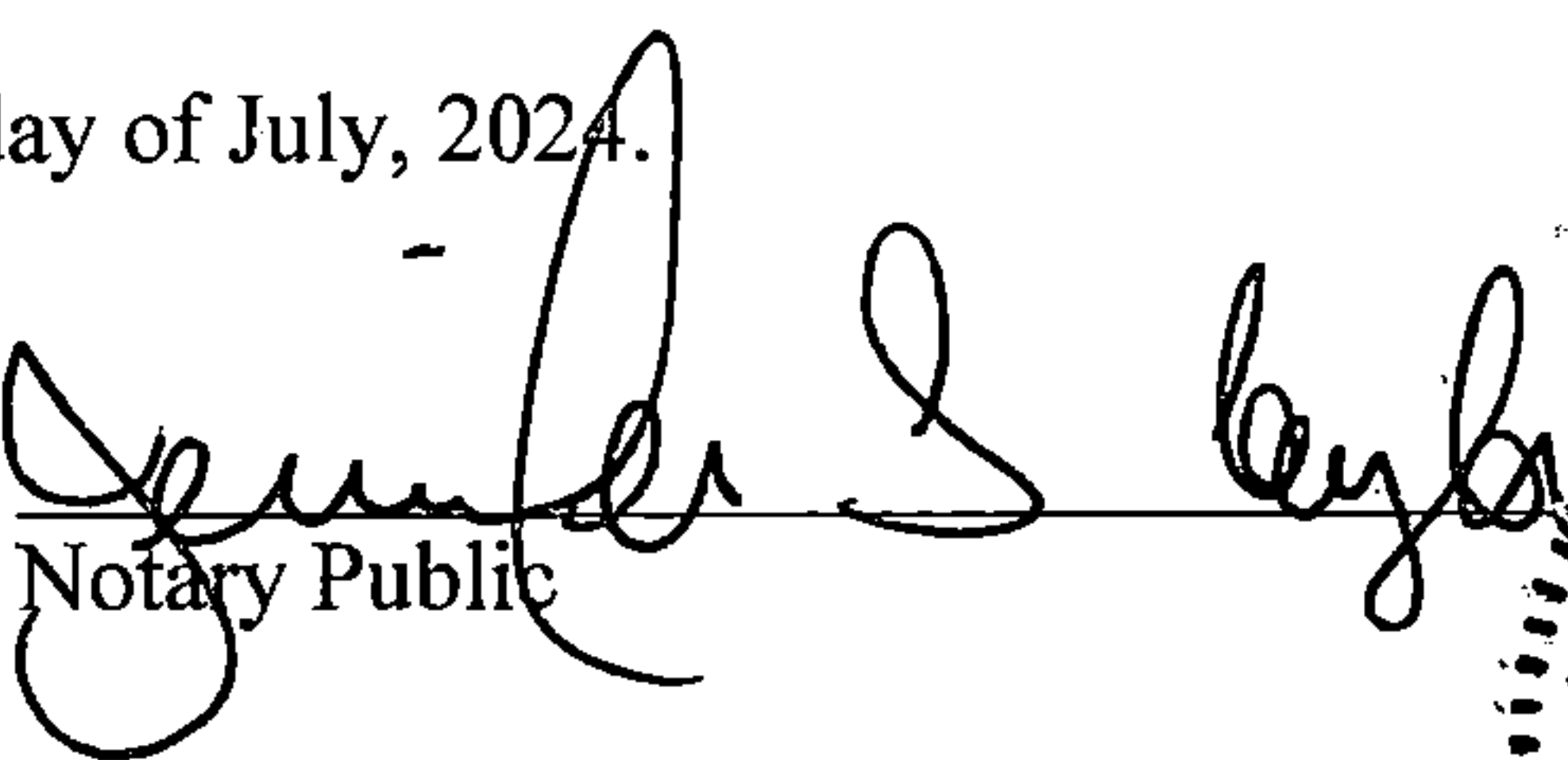
  
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**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. Norman Wood and Karen H. Wood, who are known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of July, 2024.

**JENNIFER S. TAYLOR**  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES AUG. 24, 2026

  
Notary Public

