

20240923000294320 1/3 \$150.50
Shelby Cnty Judge of Probate, AL
09/23/2024 08:16:11 AM FILED/CERT

This instrument prepared by:

DANIEL P. OGLE, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantees at the following address:

J. Phillip C. Wood, Jr. and Jill C. Wood
2543 Comanche Drive
Birmingham, Alabama 35244

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned GRANTOR, **JPW Ventures LLC**, an Alabama limited liability company (hereinafter referred to as GRANTOR), does hereby give, grant, sell and convey unto the GRANTEES, **Jan Phillip Wood, Jr.** and **Jill C. Wood**, husband and wife (hereinafter referred to as GRANTEES), jointly with right of survivorship, in fee simple the following described real property, lying and being in the County of Shelby, State of Alabama, to-wit:

Unit 201, in Horizon, a Condominium as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument Number 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28 page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D"; together with an undivided interest in the common elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to subject property.

To have and to hold, the tract or parcel of land above described (hereinafter referred to as Real Estate) together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

And said GRANTOR, for said GRANTOR, GRANTOR’S members, officers, employees, successors, subsidiaries, and assigns, covenant with GRANTEES, and with GRANTEES’ heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate interest conveyed; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR’S beneficiaries, successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES’ heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **JPW Ventures LLC**, has hereunto set its hand and seal this the **20th** day of **September, 2024**.

Shelby County, AL 09/23/2024
State of Alabama
Deed Tax: \$122.50

JPW Ventures LLC

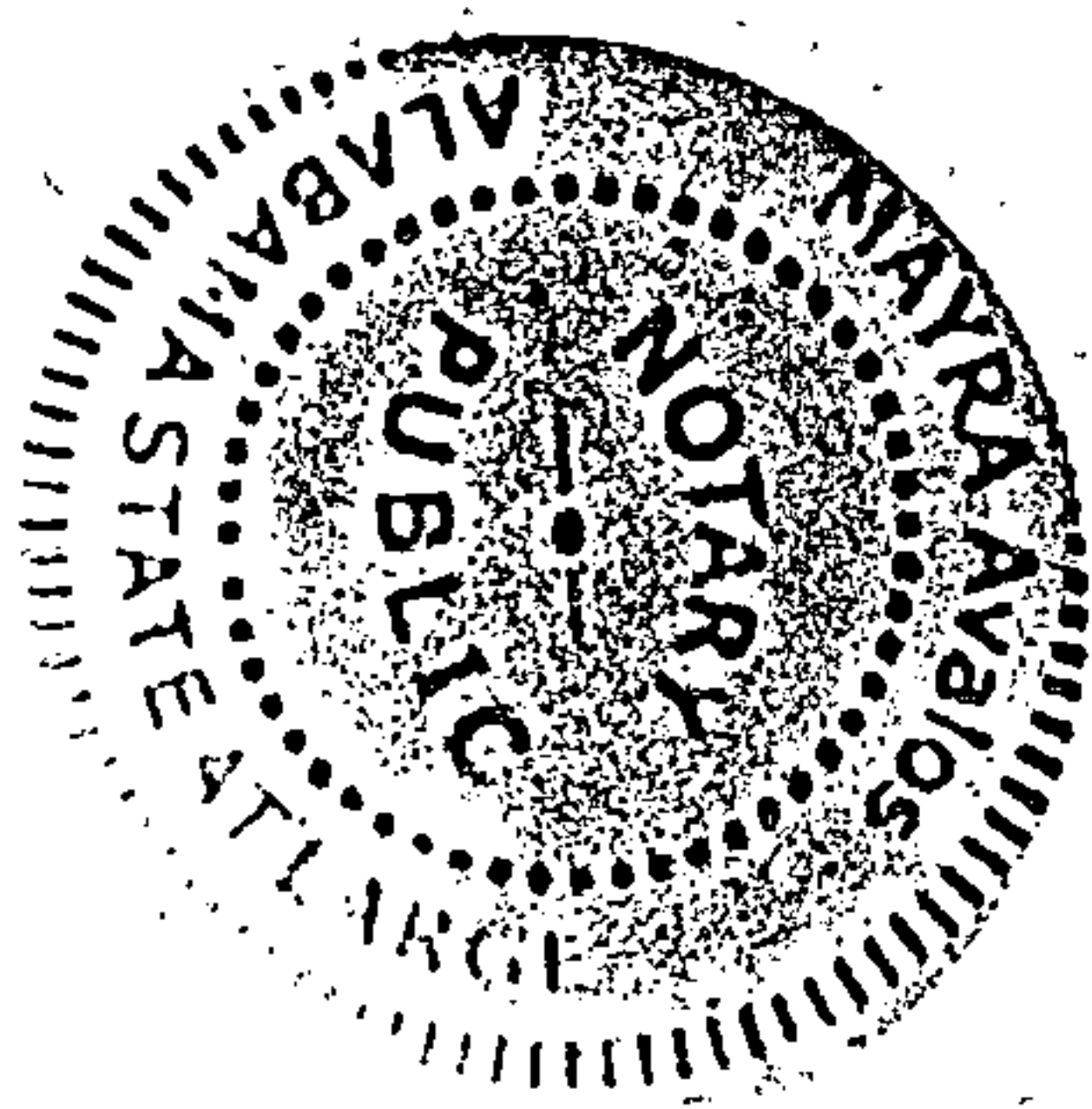
By: Jan Phillip Wood Jr
Jan Phillip Wood, Jr.
Its: Member

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jan Phillip Wood, Jr.**, whose name is signed to the foregoing conveyance in his capacity as a Member of JPW Ventures LLC (“Company”) and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument and with full authority to execute the Instrument on behalf of the Company, he signed his name voluntarily on behalf of the Company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of **September**, 2024.

Mary Avelos
NOTARY PUBLIC
My Commission Expires: 1/25/2028



Real Estate Sales Validation Form



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

Grantor's Name JPW Ventures LLC
Mailing Address Attn: J. Phillip Wood, Jr.
2543 Comanche Drive
Birmingham, AL 35244

Grantee's Name J. Phillip Wood, Jr.
Mailing Address and Jill C. Wood
2543 Comanche Drive
Birmingham, AL 35244

Property Address 201 Morning Sun Drive
Birmingham, AL 35242

Date of Sale 9/20/24
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 122,500.00

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 Tax assessor records
☐ 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 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 9/20/24

J. Phillip Wood, Jr., as Member of JPW Ventures LLC
Print

☒ Unattested
(verified by)

Sign J. Phillip Wood Jr.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1