

This deed is being re-recorded to attach the legal description which was omitted when the deed was originally recorded on 10/28/2024 in Jefferson County, Alabama, at Inst. # 2024101859.

STATE OF ALABAMA - JEFFERSON COUNTY
I hereby certify that no mortgage tax or deed tax
has been collected on this instrument.
Judge of Probate
NO TAX COLLECTED

This instrument prepared by:
Thomas J. Skinner, IV
Law Offices of Thomas J. Skinner, IV, LLC
1 Independence Plaza Suite 415
Birmingham, Alabama 35209

Send tax notice to:
Laura Katherine Wood
4405 Harding Place
Nashville, Tennessee 37205

STATE OF ALABAMA)
JEFFERSON AND SHELBY COUNTIES)

20241028000336810
10/28/2024 01:29:18 PM
DEEDS 1/5

WARRANTY DEED.

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of Ten Dollars and 00/100 Dollars (\$10.00) and other good and valuable consideration, the undersigned Grantors **Leslie Dee Wood** and **Laura Katherine Wood**, as the sole general partners of Wood Family Partnership, an Alabama general partnership, in hand paid by Grantee **Laura Katherine Wood**, the receipt and sufficiency of which are hereby acknowledged, the said Grantors do hereby grant, bargain, sell, and convey unto said Grantee, subject to the matters hereinafter set forth, an undivided 1/6 interest the following described real estate situated in Jefferson and Shelby Counties, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO.

SUBJECT TO:

1. Any adverse claim based upon changes in the boundary line of the land resulting from erosion or accretion caused by the flow of Little Cahaba River.
2. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
3. Right of way granted to Jefferson County for roads Volume 2746, page 73, in the Probate Office, of Jefferson County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto and release of damages, as recorded in Volume 1117, page 215; Volume 2365, page 273, in the Probate Office of Jefferson County, Alabama.
5. Right of way granted to Alabama Power Company as recorded in Volume 5779, page 539, Disclaimer filed in connection therewith in Real 2513, page 725, in the Probate Office of Jefferson County, Alabama.
6. Easement for ingress and egress filed in Volume 4795, page 386 and amended in Real 948, page 35, in the Probate Office of Jefferson County, Alabama.

SOURCE OF TITLE: Jefferson County 9404/3025, Shelby County 1994-09591, and Jefferson County 9510/2040

NOTE: Wood Family Partnership, an Alabama general partnership, owns an undivided 2/6 interest in the subject property. By simultaneously executed Warranty Deeds, Wood Family Partnership is conveying all of its undivided 2/6 interest in the subject property to its two general partners which each general partner receiving an undivided 1/6 interest in the subject property.

TO HAVE AND TO HOLD unto Grantee, his respective heirs, successors and assigns forever.

Grantors do for themselves, their respective successors and assigns, covenant with Grantee, her respective successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their respective successors and assigns shall warrant and defend the same to Grantee, her respective successors and assigns forever against the lawful claims of all persons.

The Grantors certify that the subject property is not the homestead property of the Grantors.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 16 day October, 2024.

GRANTOR:
Wood Family Partnership, an Alabama general partnership

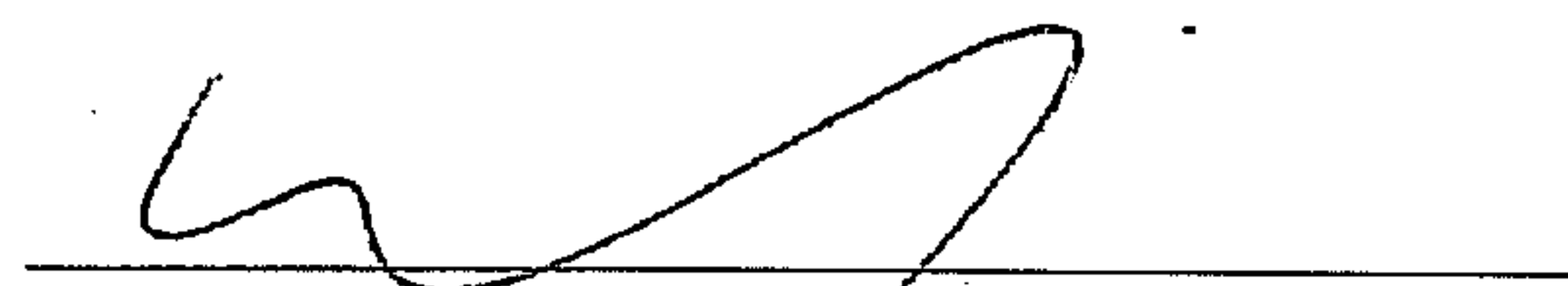


Leslie Dee Wood, General Partner

State of Alabama)
Jefferson County)

I, the undersigned authority, for and in said County and in said State, do hereby certify that Leslie Dee Wood, individually and whose name is signed to the foregoing instrument as a general partner of Wood Family Partnership, an Alabama general partnership, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 16 day of October, 2024.

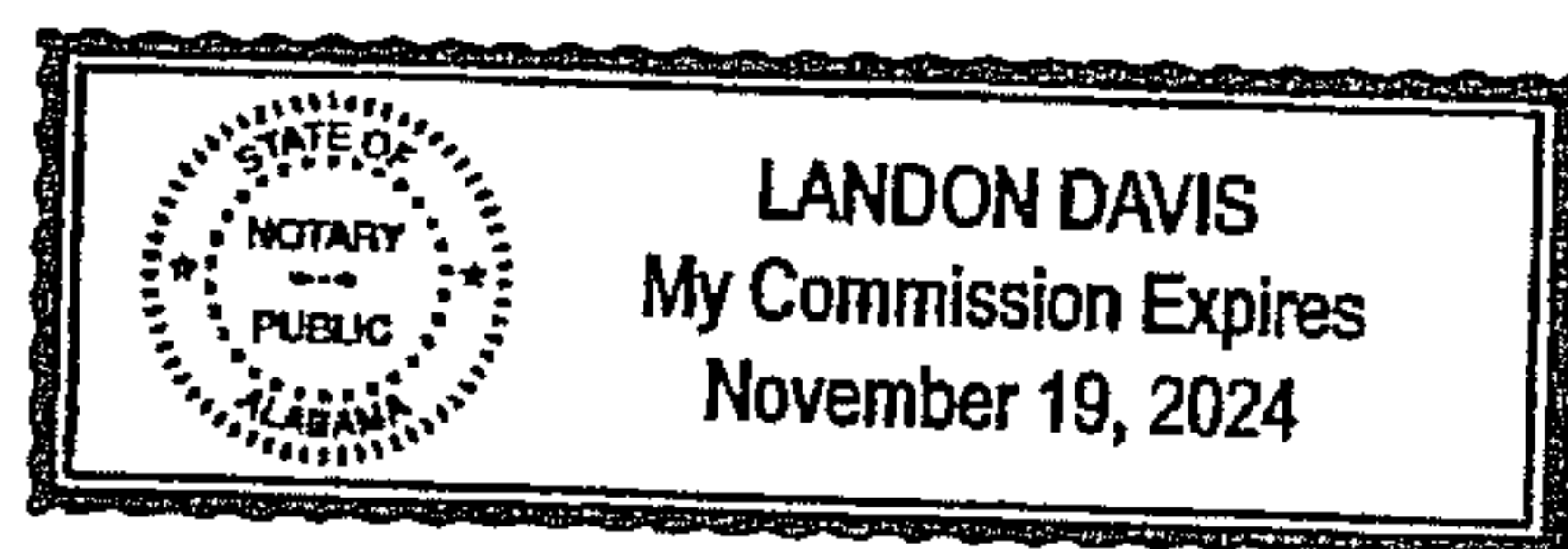
[SEAL]



Notary Public

My Commission Expires:

11/19/24



GRANTOR:

Wood Family Partnership, an Alabama general partnership

Laura Katherine Wood, General Partner

State of Tennessee)
Davidson County)

I, the undersigned authority, for and in said County and in said State, do hereby certify that Laura Katherine Wood, individually and whose name is signed to the foregoing instrument as a general partner of Wood Family Partnership, an Alabama general partnership, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 6 day of October, 2024.

[SEAL]

Notary Public

My Commission Expires:

11/19/24

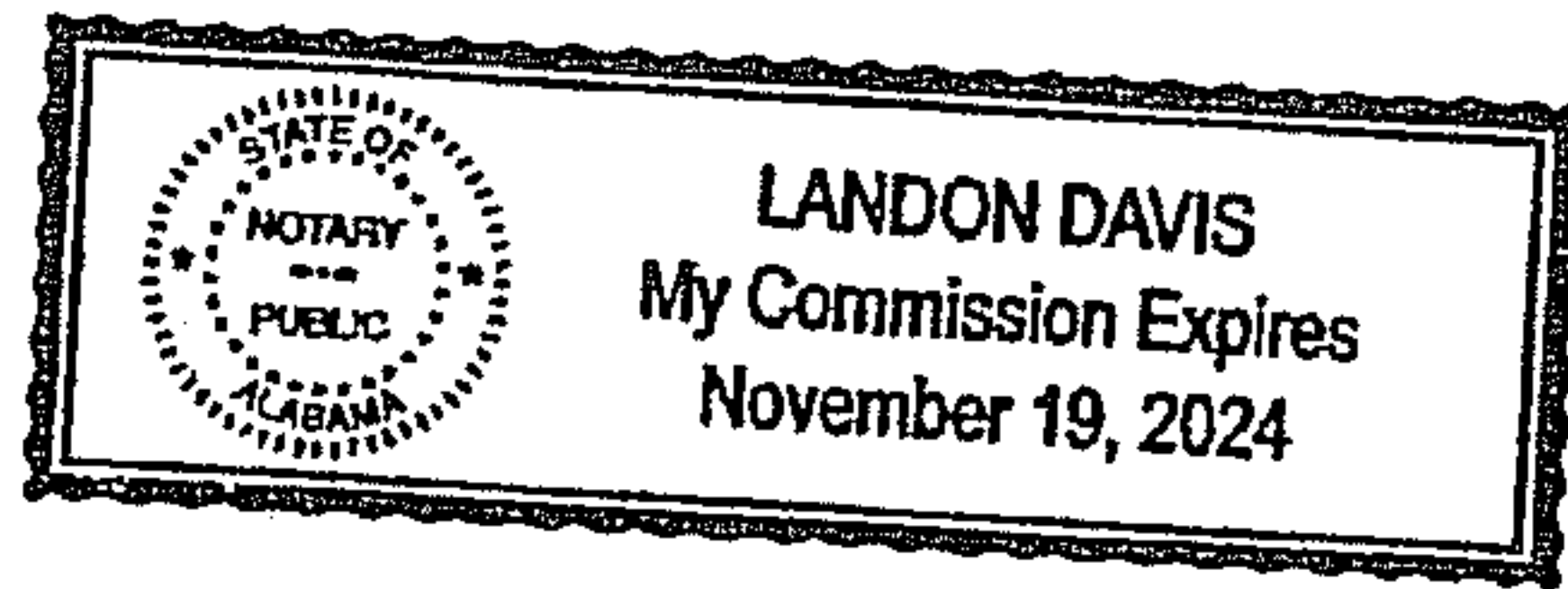


EXHIBIT "A"
Legal Description

All of that part of NE-1/4 of SE-1/4 and SE-1/4 of SE-1/4 lying East and South of the centerline of the Little Cahaba River, all in Section 24, Township 18 South, Range 2 West, Jefferson County, Alabama.

Also

All of that part of the NE-1/4 of SE-1/4 of lying North of the centerline of the Little Cahaba River and South of Sicard Hollow Road in Section 24, Township 18 South, Range 2 West, Jefferson County, Alabama.

Also

5 acres in the NE corner of NE-1/4 of NE-1/4, Section 25, Township 18 South, Range 2 West, Shelby County Alabama being more particularly described as follows:

Beginning at the NE corner of said section, thence run in a Southerly direction along the East boundary of said section 250.34 feet; thence run west parallel with the North boundary of said Section 870 feet; thence North parallel with the East boundary of said section 250.34 feet to the North boundary of said section and run thence along said North boundary 870 feet to the point of beginning.

LESS AND EXCEPT THAT PARCEL CONVEYED TO MARGARET C. JACKSON IN VOLUME 4795, PAGE 386 AND BEING A PART OF THE NE-1/4 OF THE SE-1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST, JEFFERSON COUNTY ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northeast corner of the NE-1/4 of SE-1/4 of said Section 24 and run West along the North boundary thereof 2.50 feet; thence an angle to the left of 91° 33' and run South parallel with the East boundary of said NE-1/4 of SE-1/4 182.76 feet to point of beginning in the Southwest right-of-way of Lake Purdy Road; run thence South along same course and across Little Cahaba River 710.30 feet; thence an angle to the right of 90° and run Westerly 326.69 feet to center of Little Cahaba River; thence an angle to the left of 56° 13' and run down the center of said river 105.94 feet; thence an angle to the right of 36° 10' and along the center of said River 185.26 feet; thence an angle to the right of 10° 53' and along the center of said River 206.32 feet; thence an angle to the right of 109° 15' and Northerly 271.42 feet; thence an angle to the left of 73° 44' and Northwesterly 215.72 feet; thence an angle to the right of 48° 58' and Northwesterly 102.65 feet; thence an angle to the right of 21° 40' and Northwesterly 52.64 feet; thence an angle to the left of 84° 53' and Northwesterly 164.52 feet to an intersection with the West boundary of said NE-1/4 of SE-1/4; thence an angle to the right of 71° 56' and North along said West boundary 498.23 feet to a point 41 feet South of the Northwest corner of said NE-1/4 of SE-1/4; thence an angle to the right of 57° 43' and Northeasterly 44.46'; thence an angle to the left of 15° 38' and Northeasterly 21.43 feet to a point in the North boundary of said NE-1/4 of SE-1/4 which point is 52.03 feet East of the Northwest corner of said Quarter-Quarter Section; thence an angle to the right of 49° 24' and run East along the North boundary of said NE-1/4 of SE-1/4 872.44 feet to its intersection with the Southwesterly right-of-way of Lake Purdy Road; thence Southeasterly along said right-of-way of Lake Purdy Road 251.8 feet to point of beginning.

