

County Division Code: AL039 Inst. # 2024101928 Pages: 1 of 5 I certify this instrument filed on: 10/28/2024 12:44 PM  
Doc: D Judge of Probate Jefferson County, AL Rec: \$29.00  
Clerk: GBBESS

County Division Code: AL039 Inst. # 2024101884 Pages: 1 of 4 I certify this instrument filed on: 10/28/2024 11:53 AM  
Doc: D Judge of Probate Jefferson County, AL Rec: \$25.00 DeedTx: \$182.00  
Clerk: CSBESS

**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. # 2024101884.**

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:  
Leslie Dee Wood  
409 Meadowbrook Lane  
Birmingham, Alabama 35213

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.

STATE OF ALABAMA )  
JEFFERSON AND SHELBY COUNTIES )

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 **Leslie Dee 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, his 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, its 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.

County Division Code: AL039 Inst. # 2024101928 Pages: 2 of 5

County Division Code: AL039 Inst. # 2024101884 Pages: 2 of 4

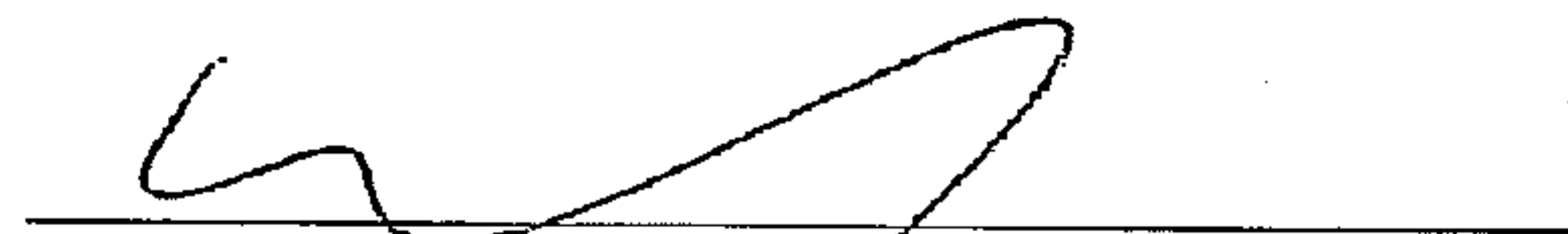
GRANTOR:  
Wood Family Partnership, an Alabama general partnership

  
Leslie Dee Wood, General Partner

State of Alabama )  
Jefferson County )

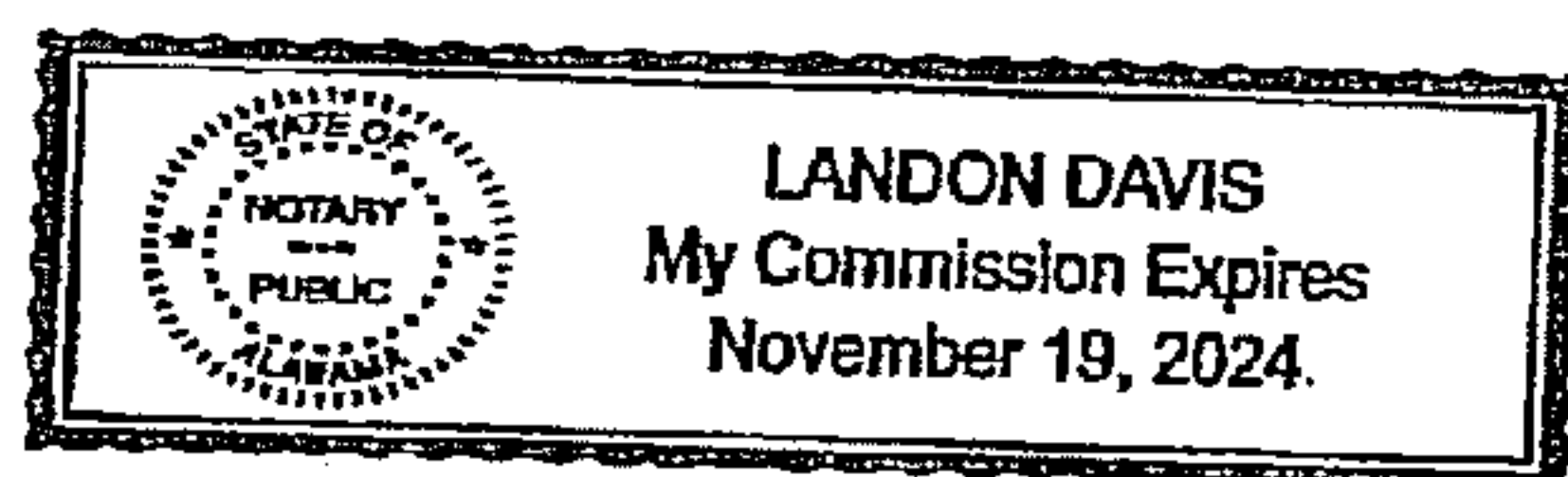
I, the undersigned authority, for and in said County and in said State, do hereby certify that Leslie Dee Wood, individually and whose name is signed to the foregoing instrument as a general partner of Wood Family Partnership, an Alabama general partnership, and who is known to me, acknowledged before 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:

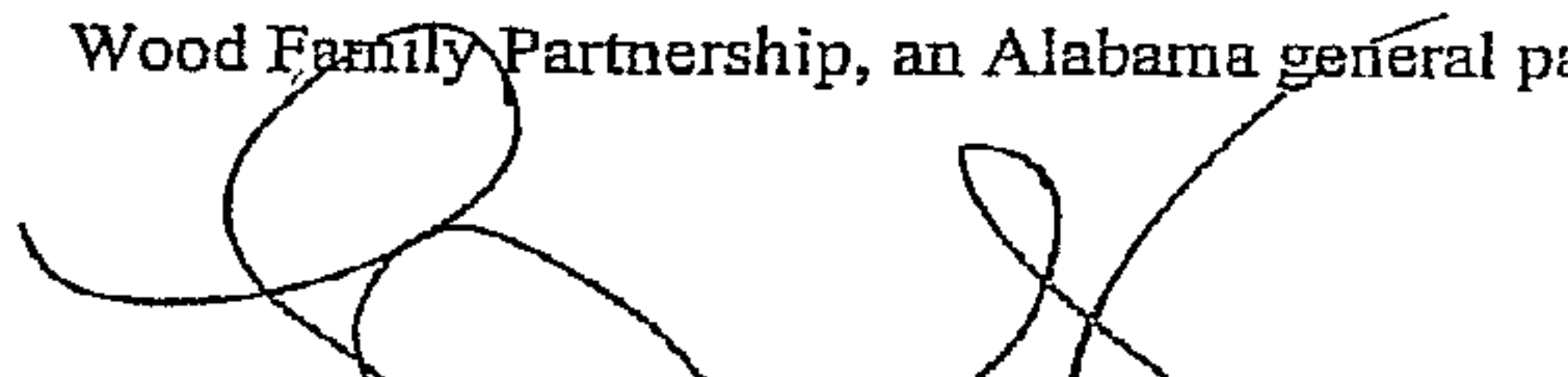
11/19/24



County Division Code: AL039 Inst. # 2024101928 Pages: 3 of 5

County Division Code: AL039 Inst. # 2024101884 Pages: 3 of 4


GRANTOR:  
Wood Family Partnership, an Alabama general partnership

  
\_\_\_\_\_  
Laura Katherine Wood, General Partner

State of Tennessee     )  
Davidson County        )

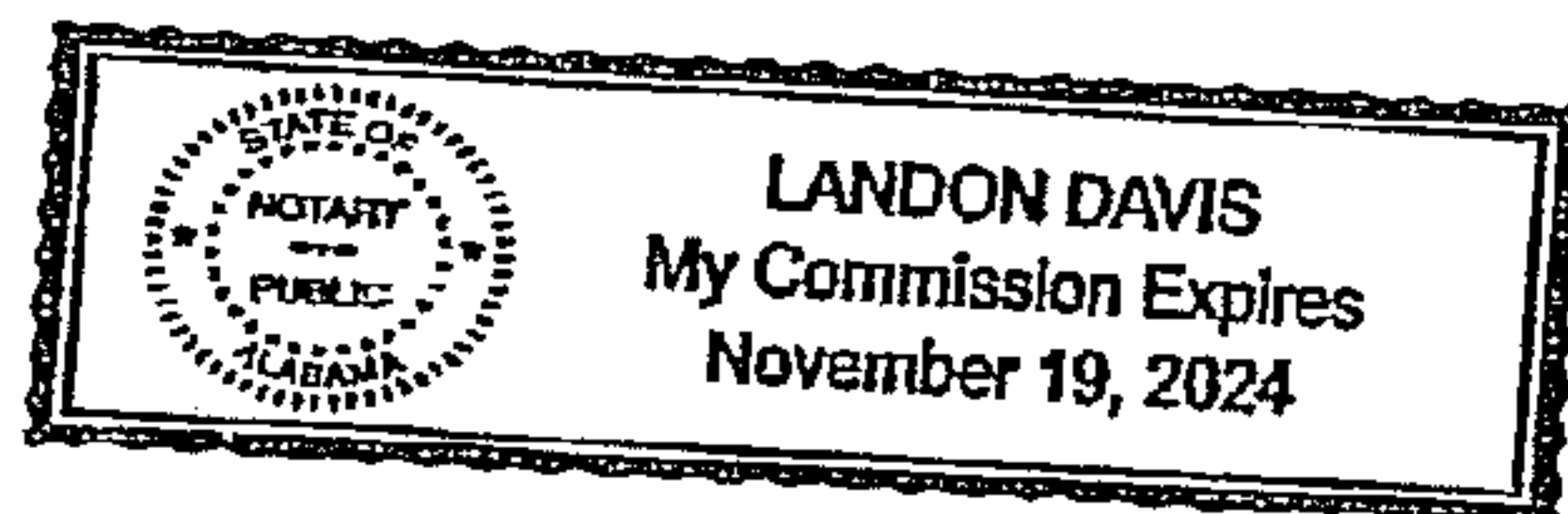
I, the undersigned authority, for and in said County and in said State, do hereby certify that Laura Katherine Wood, individually and whose name is signed to the foregoing instrument as a general partner of Wood Family Partnership, an Alabama general partnership, and who is known to me, acknowledged 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 11 day of October, 2024.

[SEAL]

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

11/19/24



County Division Code: AL039 Inst. # 2024101928 Pages: 4 of 5

**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.





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2024 01:42:59 PM
\$52.00 PAYGE
20241028000336860

Handwritten signature: Allison Beyl

County Division Code: AL039 Inst. # 2024101928 Pages: 5 of 5

County Division Code: AL039 Inst. # 2024101884 Pages: 4 of 4

Real Estate Sales Validation Form

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

Grantor's Name: Wood Family Partnership
Mailing Address: 409 Meadowbrook Lane, Birmingham, AL 35213

Grantee's Name: Leslie Wood
Mailing Address: 409 Meadowbrook Lane, Birmingham, Alabama 35213

Property Address: Undivided 1/6 Interest 55+ Acres of Land, Little Cahaba River, Jefferson & Shelby Counties, AL, 28-00-24-4-000-005.000 Jeff. Co.

Date of Sale: 10/15/2024
Total Purchase Price: \$200,000 (\$18,000 Shelby; \$182,000 Jefferson)
Actual Value: \$
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
X 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 10/15/2024

Print Thomas J. Skinner, IV, Closing Attorney

X Unattested

Sign

Handwritten signature of Thomas J. Skinner, IV

(verified by)

(Grantor/Grantee/Owner/Agent) circle one