

This document prepared by:
Amy R. Milling, Attorney
310 Canyon Park Drive
Pelham, AL 35124

Description furnished by Grantor. No
survey examined and no title examination
made by this attorney. Source of title:
Instrument 1995-20280. Shelby County
Probate Judge, Shelby County, Alabama,
07/31/1995.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20250107000007740 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/07/2025 12:12:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand paid by the Grantee herein, the receipt and of which is acknowledged, I, **JOHN SHANNON WOOD**, as Administrator of the Estate of **JUDY P. WOOD**; Case No.: PR-2023-000715 as recorded in Shelby County, Alabama, herein referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto **John Shannon Wood**, hereinafter referred to as Grantee, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Amended Map of The Meadows, Plat I, as recorded in Map Book 19 Page 10 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, and rights of way, if any of record.

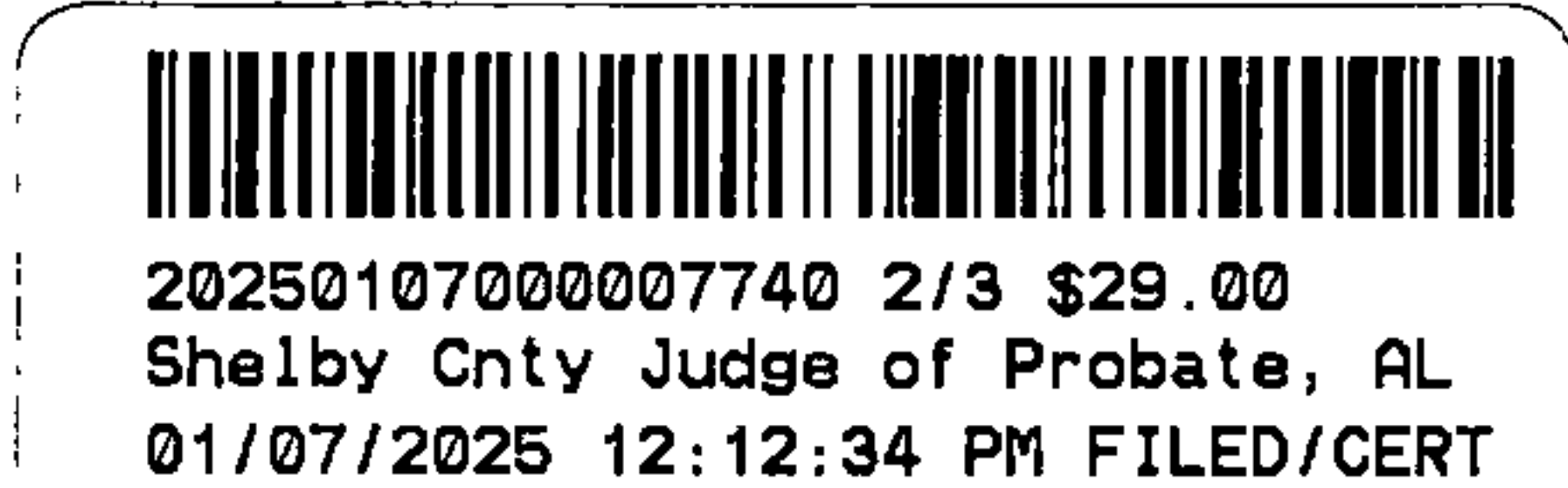
TO HAVE AND TO HOLD the aforegranted premises, together with all improvements and appurtenances thereunto belonging, to the said Grantee together with every contingent remainder and right of reversion. Grantor does hereby covenant with the said Grantee, their successors and assigns, that at the time of delivery of this deed the premises were free from all encumbrances made by Grantor and that Grantor will warrant and defend the same against the lawful claims and demands of all persons, claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 7 day of

January, 2025.

John Shannon Wood
John Shannon Wood as Administrator of the
Estate of JUDY P. WOOD

STATE OF ALABAMA)
SHELBY COUNTY)

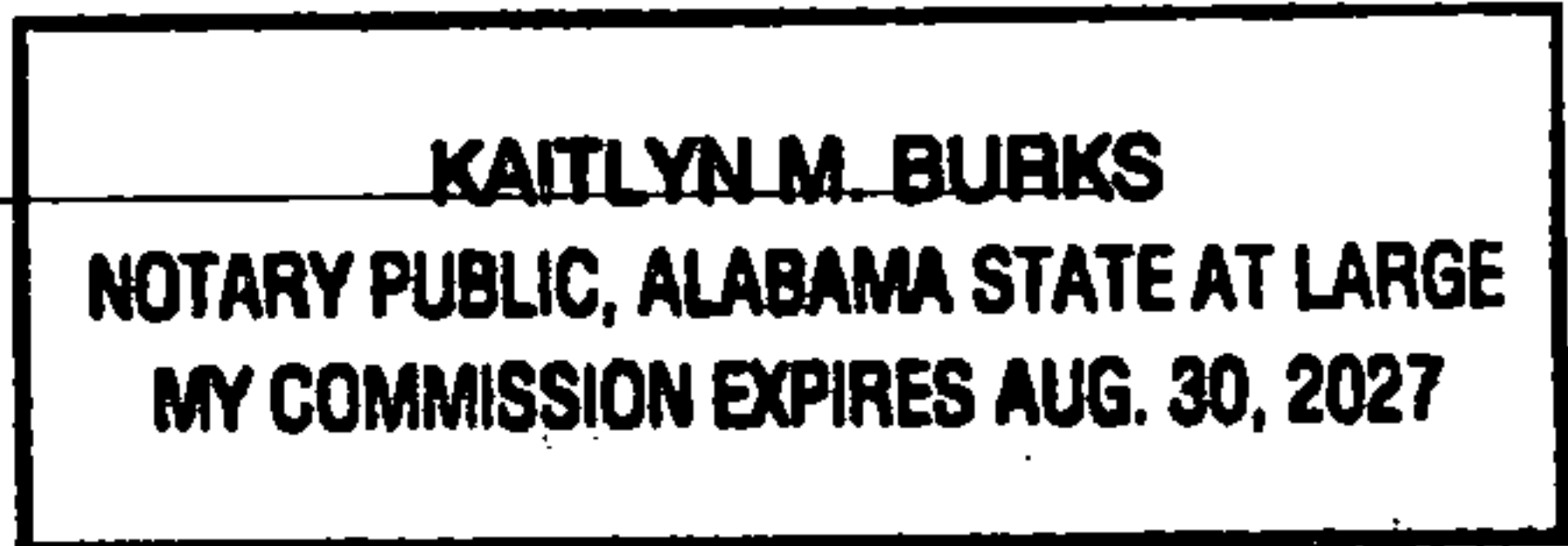


I, the undersigned, a Notary Public in and for State of Alabama at Large, do hereby certify that **John Shannon Wood**, as Administrator of the Estate of JUDY P. WOOD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of January, 2025.

Kaitlyn M. Burks
Notary Public

My commission expires: _____



Send tax notice to:
John Shannon Wood
125 Jasmine Drive
Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name JOHN SHANNON WOOD
Mailing Address Administrator of the Estate of
Judy P. Wood. 125 Jasmine Dr
Alabaster, AL 35007

Grantee's Name John Shannon Wood
Mailing Address 125 Jasmine Drive
Alabaster, AL 35007

Property Address 125 Jasmine Drive
Alabaster, AL 35007

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 181,300



20250107000007740 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/07/2025 12:12:34 PM FILED/CERT

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 Tax Assessor

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 1-7-2025

Print John Shannon Wood

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form