

Prepared By:
Waterfront Closing & Title, LLC
Matthew G. Garmon, Esq.
120 Court Square
P.O. Box 1323
Ashland, AL 36251

Grantee's Address:
1801 Hwy 93
Helena, AL 35080

Property Address:
1801 Hwy 93
Helena, AL 35080

Grantor's Address:
1801 Hwy 93
Helena, AL 35080

Purchase Price \$254,500.00
Evidenced by Settlement Statement

Close Date: February 27, 2025

State of Alabama
County of Shelby

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Justin Lance Woodruff and Valerie Leigh Woodruff, husband and wife** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the **Justin Lance Woodruff and Valerie Leigh Woodruff, husband and wife** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together as joint tenants with right of survivorship, with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel A: Begin 14.83 feet South of NW corner of SW 1/4 of NE 1/4 of Section 23, Township 20 South, Range 4 West for point of beginning conveyed; thence South 262.70 feet; thence 49 degree 35' left 636.73 feet to the NW right of way line of Bamford Road; thence 90 degree left and along said NW R/W line of Bamford Road, 200 feet; thence 90 degree 00' feet left 807.05 feet to point of beginning.

Parcel B: Begin 14.83 feet South of NW corner of SW 1/4 of NE 1/4 of Section 23, Township 20 South, Range 4 West for point of beginning of tract being conveyed; thence 49 degree 35' left 807.05 feet to the NW R/W line of Bamford Road; thence 90 degree left and along said NW R/Y line of Bamford Road 200 feet thence 90 degree left 611.46 feet to the North line of said SW 1/4 - NE 1/4 of said Section 23; thence 42 degree 33' left, 284.40 feet to the said NW corner of SW 1/4 of NE 1/4 of said Section 23; thence 87 degree 52' left 14.83 feet to point of beginning.

Less and except: Part of the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 4 West, being more particularly described as follows: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 4 West; thence run South along the West line of said 1/4-1/4 section 13.52 feet (14.83 feet deed); thence turn left 49 degree 28' 11" (49 degree 35' deed) and run Southeasterly 555.11 feet (550.81 feet deed) to point of beginning; thence continue along the last described course 256.24 feet to a point of the Westerly right of way line of Highway 93; thence turn left 90 degree 00' and run Northeasterly along said right of way line 170.00 feet; thence turn left 90 degree 00' and ran Northwesterly 256.24 feet; thence turn left 90 degree 00' and run Southwesterly 170.00 feet to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise initiated.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

27th IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the day of, February 2025.

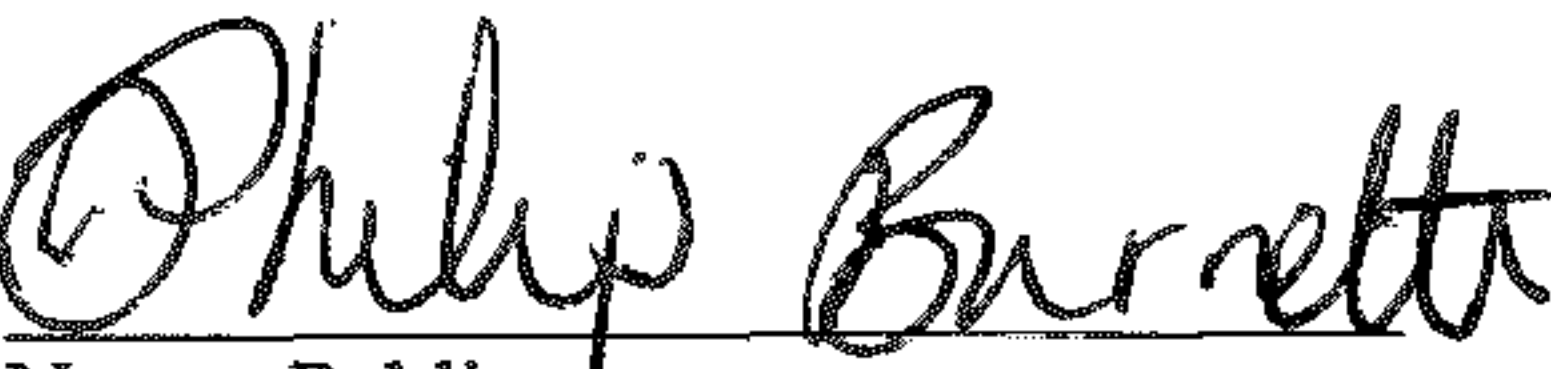

Justin Lance Woodruff

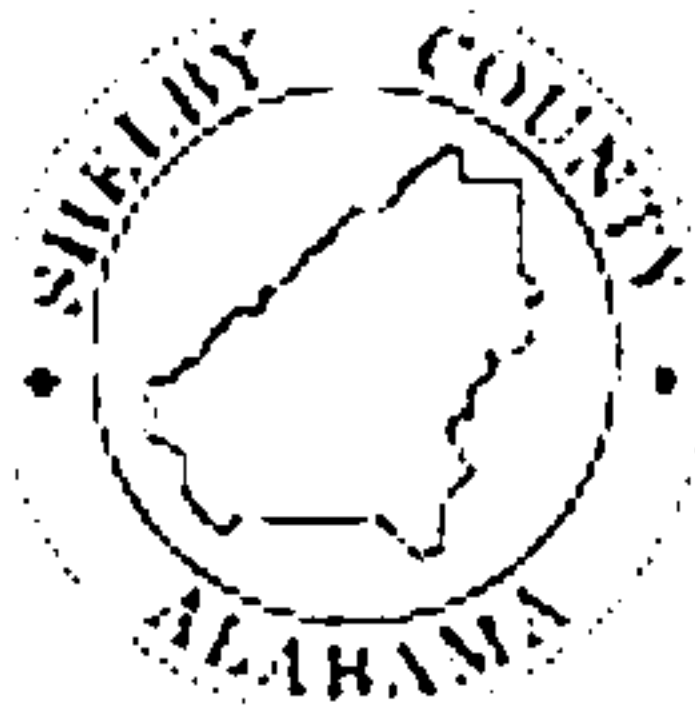
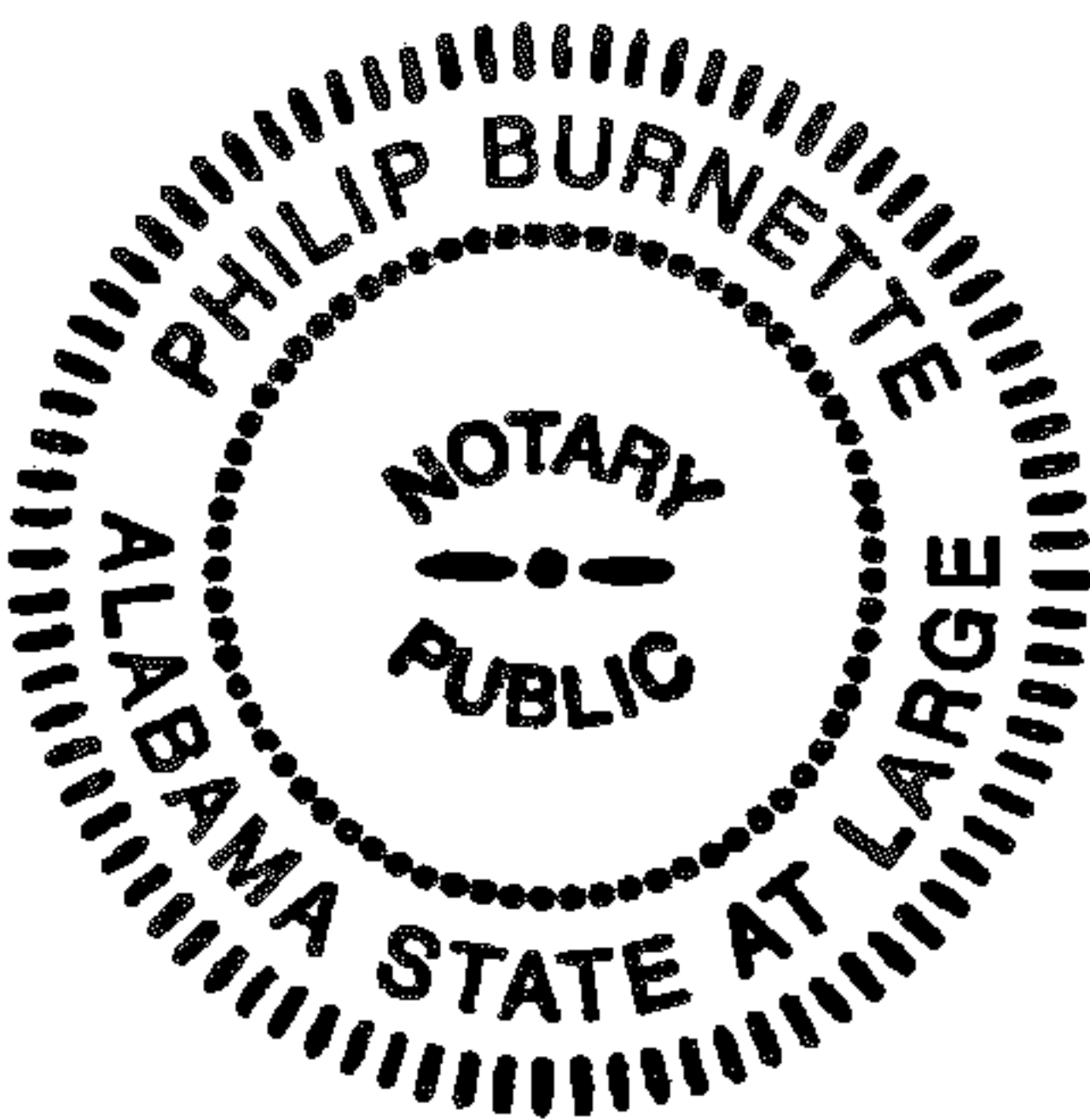

Valerie Leigh Woodruff

STATE OF ALABAMA
COUNTY OF Talladega

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Justin Lance Woodruff and Valerie Leigh Woodruff**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February 2025.


Notary Public
My Commission Expires: 10-29-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2025 01:41:04 PM
\$279.50 PAYGE
20250304000064460

