20250415000112240 04/15/2025 12:06:20 PM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq. 2820 Columbiana Road, Ste 100 Birmingham, AL 35216

SEND TAX NOTICE TO:
EDISON KERMIT WOODIE
5357 S SHADES CREST ROAD
BESSMER, AL 35022

## WARRANTY DEED

STATE	OF ALABAMA	)
SHELB	Y COUNTY )	

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Five Hundred Eighty Five Thousand Eight Hundred Ninety Seven and 00/100 Dollars (\$585,897.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, MARENO CONSTRUCTION, LLC, an Alabama limited liability company (herein referred to as "Grantor"), does grant, bargain, sell, and convey EDISON KERMIT WOODIE AND LISA J. WOODIE (herein referred to as "Grantees"), AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, all of its right, title, and interest in the following described real estate, situated in SHELBY COUNTY, Alabama, to wit:

LOT 4A, ACCORDING TO THE SURVEY OF LIB'S CORNER RESUBDIVISION, AS RECORDED IN MAP BOOK 52, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\*\$150,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And the Grantor does for itself, its successors and assigns covenant with the said Grantees, and their assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by BRIAN MARENO, as Member of MARENO CONSTRUCTION, LLC, an Alabama limited liability company who is authorized to execute this conveyance has hereunto sets its signature and seal, this 4th day of APRIL, 2025.

MARENO CONSTRUCTION, LLC

BRIAN MARENO, MEMBER

Notary Public

My Commission Expires: 1/14/2025

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BRIAN MARENO, whose name as Member of MARENO CONSTRUCTION, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this \( \frac{144}{144} \) day of APRIL, 2025.

NOTARY

## Real Estate Sales Validation Form

Granter's Name Mailing Address    MARINO COLORISTRUCTION, LLC   VESTAVIA HILLS, AL 36216   Mailing Address   S875 S HADES CREST RD   Date of Sale 4/14/2025		MARENO CONSTRUCTION, LLC	Grantee's Name	EDISON KERMIT WOODIE
Property Address  S357 8 SHADES CREST RD SESSEMER, AL 35022  Property Address  S357 8 SHADES CREST RD SESSEMER, AL 35022  Total Purchase Price \$ 5358 857 00  or Actual Value  or Assessor's Market Value \$  The purchase price or actual value claimed on this form can be verified in the following documenta evidence: (check one) (Recordation of documentary evidence is not required)  Bill of Sale Sales Contract Closing Statement  If the conveyance document presented for recordation contains all of the required information refer above, the filling 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 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 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted the incensed 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, are calculated and the value must be determined, the current estimate of fair market value, are calculated in the responsibility of valuing property for property as purposes will be used and the taxpayer will be per pursuant to Code of Alabama 1975 § 40-22-1 (h).  I attest, to the best of my knowledge and belief that the information ontained in this document is traccurate. I further understand that any false statements claimed on this form may result in the import of the penalty indicated in Code of A	Mailing Address	·		
Property Address    Sass & Shades Crest RD   Date of Sale 4/14/2025     Total Purchase Price   \$635.897.00     Actual Value   \$     Or   Assessor's Market Value   \$     The purchase price or actual value claimed on this form can be verified in the following documentate evidence: (check one) (Recordation of documentary evidence is not required)   Bill of Sale   Appraisal   Appraisal     Sales Contract   Other     Closing Statement	<b>483</b> **	2820 COLUMBIANA ROAD, STE 100		<u></u>
BESSEMER, AL 35022  Total Purchase Price \$565.897.00  or  Actual Value \$  The purchase price or actual value claimed on this form can be verified in the following documenta evidence: (check one) (Recordation of documentary evidence is not required)  Bill of Sale  Ball of Sale  Sales Contract  Closing Statement  If the conveyance document presented for recordation contains all of the required information refer above, the filling 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 persons 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 persons being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted to the property as seen 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 per 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 traccurate. I further understand that any false statements claimed on this form may result in the import of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).		VESTAVIA HILLS, AL 35216		
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conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted be 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 per pursuant to <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 40-22-1 (h).  I attest, to the best of my knowledge and belief that the information contained in this document is traccurate. I further understand that any false statements claimed on this form may result in the imposit the penalty indicated in <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 40-22-1 (h).		•		/, both real and personal,
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accurate. I further understand that any false statements claimed on this form may result in the imposor of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).	excluding current us responsibility of val	se valuation, of the property luing property for property ta	as determined by the local car and and	official charged with the
Date 4/15/2025 Print GEORGE M. VAUGHN		understand that any false sta	atements claimed on this forn	
Unattested Sign $r$ $\lambda$ $\lambda$	of the penalty indica		Print GEORGE M. VAUGHN	
	of the penalty indicated Date 4/15/2025			து <sup>ந</sup> ்∵்
	of the penalty indica	(verified hv)	Sign C.	e/Owner/Agent) circle ane
eForms	of the penalty indicated Date 4/15/2025	(verified by)	Sign C.	e/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 04/15/2025 12:06:20 PM **\$464.00 BRITTANI** 

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