


This instrument prepared by:
Justin D. Edwards, Esq.
109 E Bridge Street
Wetumpka, AL 36092
File No.: Realmisc2025


20250718000219170 1/3 \$248.00
Shelby Cnty Judge of Probate, AL
07/18/2025 03:22:31 PM FILED/CERT

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE TITLE ON THIS PROPERTY, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of One-Hundred and NO/100 (\$100.00) Dollars and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **JOHN E. WOODS, a single man**, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **GINGER JUSTICE BROWN AND JORDAN TAYLOR BROWN**, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Shelby, and the State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all restrictions, reservations, easements and/or rights-of-way appearing of record which affect title to the above described property.

Grantor is the surviving spouse of Jeanette F. Woods, who died on April 3, 2018.

For ad valorem tax purposes only, the mailing address of the Grantees herein is: 71 Hobbs Circle, Wilsonville, AL 35186.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Shelby County, AL 07/18/2025
State of Alabama
Deed Tax: \$220.00



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And I do for myself and for my heirs, executors, administrators, successors and assigns covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I and my heirs, executors and administrators shall WARRANT AND DEFEND the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

13th IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the day of March, 2025.


JOHN E. WOODS

STATE OF ALABAMA
COUNTY OF ELMORE

Jennifer W. Ledbetter

I, _____, hereby certify that John E. Woods, 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 foregoing conveyance, he executed the same voluntarily on the day that the same bears date.

Given under my hand and seal on this the 13th day of March, 2025.

[SEAL]

OFFICIAL SEAL
JENNIFER W. LEDBETTER
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
MY COMMISSION EXPIRES 08-10-2025


NOTARY PUBLIC

My Commission Expires: 8-10-25

Real Estate Validation Information

Property Address: 71 Hobbs Circle, Wilsonville, AL 35186
Grantee(s) Address: 71 Hobbs Circle, Wilsonville, AL 35186
Grantors Address: 531 Dark Corners Road, Tallassee, AL 36078
Total Assessed Value: \$219,570.00

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence:
☐ Sales Contract ☐ Closing Statement ☐ Appraisal ☒ Other: X Tax Assessment Record



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EXHIBIT "A"

PARCEL 1

Commence at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 1, T21S, R1E, Shelby County, Alabama; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 750.00 feet; thence turn an angle of $89^{\circ}07'$ to the right and run a distance of 370.70 feet to the center of a settlement road and point of beginning of the parcel herein described. Thence continue in the same direction a distance of 206.80 feet; thence turn an angle of $89^{\circ}07'$ to the left and run a distance of 103.49 feet; thence turn an angle of $64^{\circ}10'$ to the left and run a distance of 198.02 feet; thence turn an angle of $47^{\circ}17'$ to the left and run a distance of 57.37 feet to the center of said gravel road; thence turn an angle of $58^{\circ}20'$ to the left and run a distance of 45.43 feet along the center of said gravel road; thence turn an angle of $27^{\circ}39'$ to the right and run a distance of 66.20 feet along and across the center of said gravel road to the center of said settlement road; thence turn an angle of $82^{\circ}17'$ to the left and run a distance of 105.29 feet along the center of said settlement road to the point of beginning.

PARCEL 2

Commence at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, T21S, R1E, Shelby County, Alabama; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 750.0 feet; thence turn an angle of $89^{\circ}07'$ to the right and run a distance of 353.38 feet to the West ROW line of New Road and the point of beginning; thence continue in the same direction a distance of 224.12 feet; thence turn an angle of $38^{\circ}05'$ to the right and run a distance of 108.40 feet; thence turn an angle of $144^{\circ}19'$ to the right and run a distance of 238.33 feet; thence turn an angle of $36^{\circ}09'$ to the right and run a distance of 91.20 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, T21S, R1E.