

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **THIRTY THOUSAND NINE HUNDRED TWENTY DOLLARS AND ZERO CENTS (\$30,920.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***James Woodall Jr., a married man, Richard Woodall, a married man, Arnita Woodall, a single woman, and Cleotis Woodall, a married man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Richard Woodall and Cleotis Woodall*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**SUBJECT TO:**

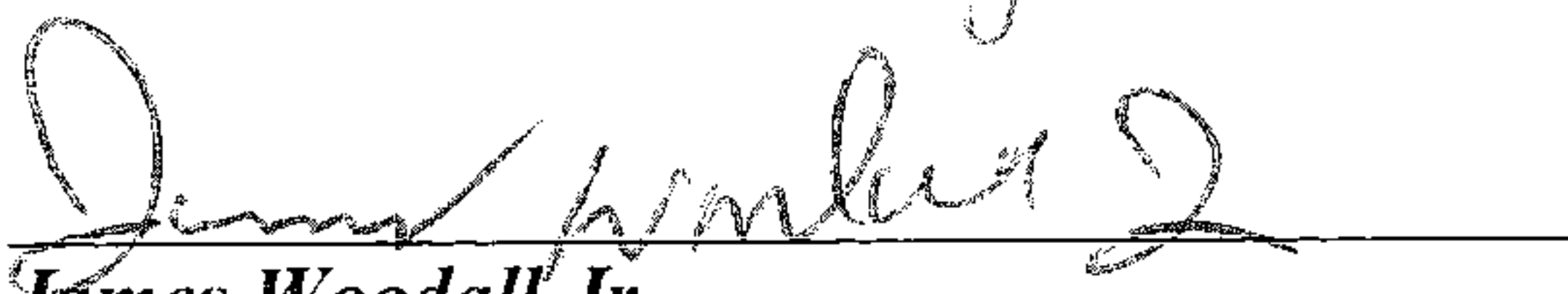
- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantors herein are the surviving heirs at law of Sarah A. Woodall, whose date of death May 9, 2025. Sarah A. Woodall is the surviving grantee in Real Book 195, Page 412, Probate Office of Shelby County, Alabama. The other grantee James S. Woodall, having died 2012. Sarah A. Woodall, other than the grantees herein had two children which pre-deceased her. One being Franecia Woodall, who predeceased Sarah A. Woodall, with no children or spouse and Willliam H. Woodall, who pre-deceased Sarah A. Woodall, with no children or spouse.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

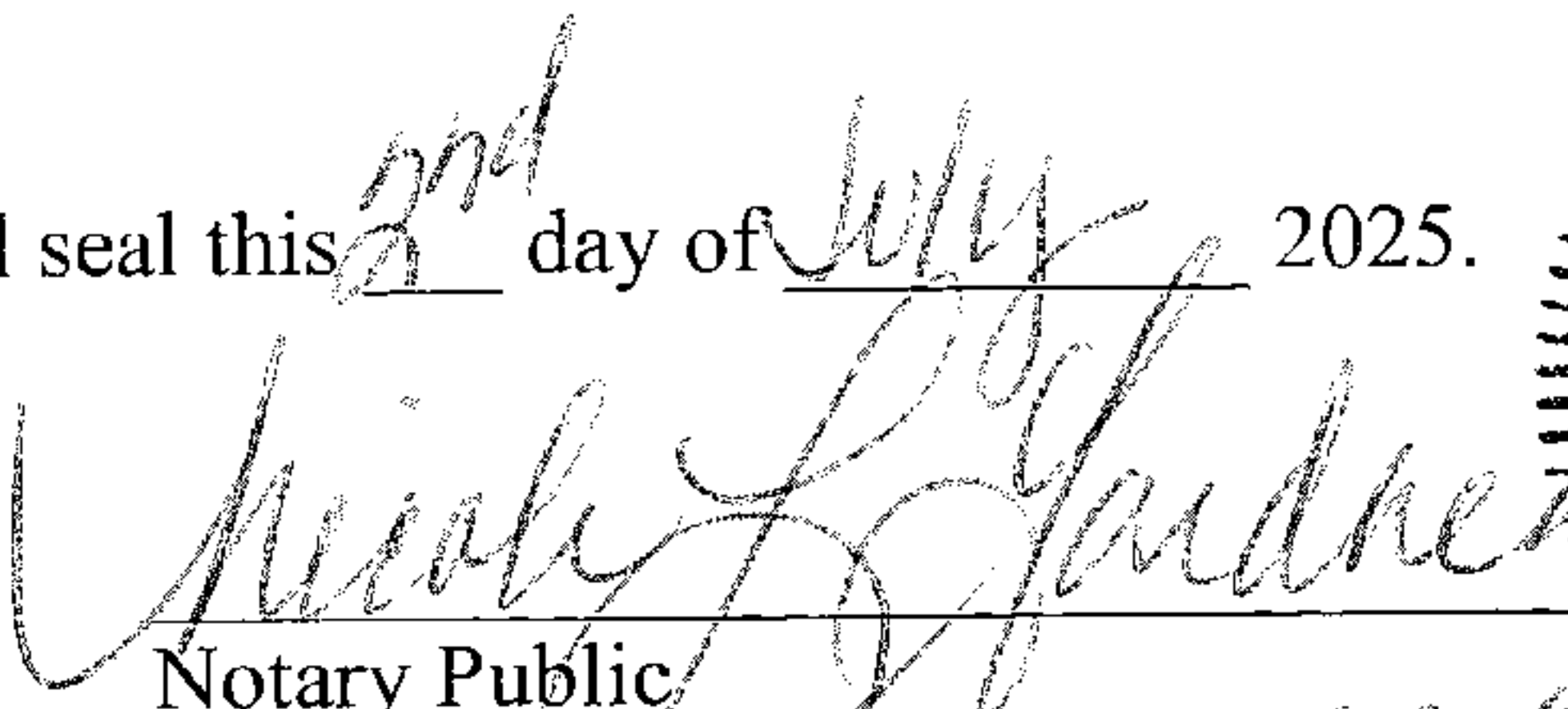
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 2<sup>nd</sup> day of July, 2025.

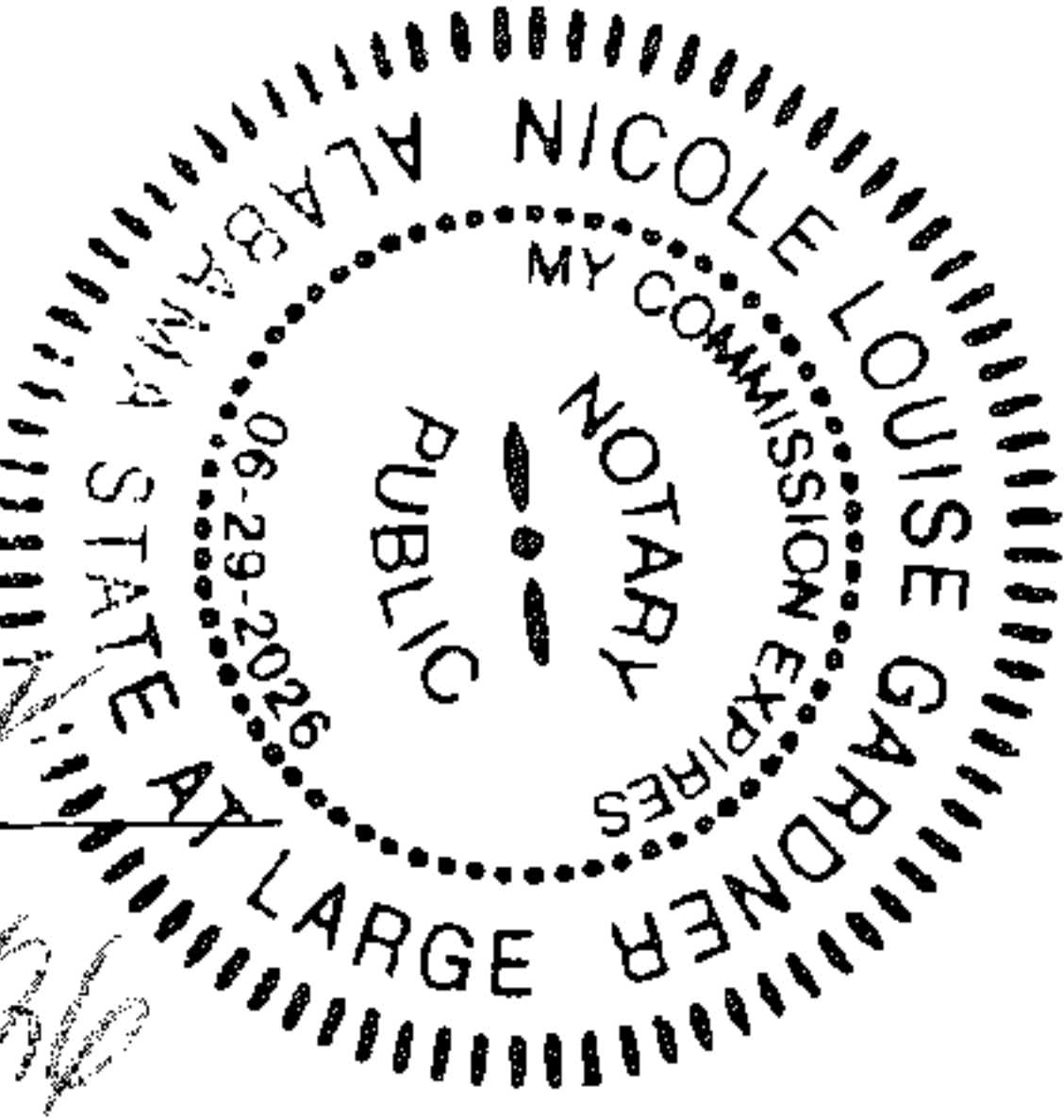
  
**James Woodall Jr.**

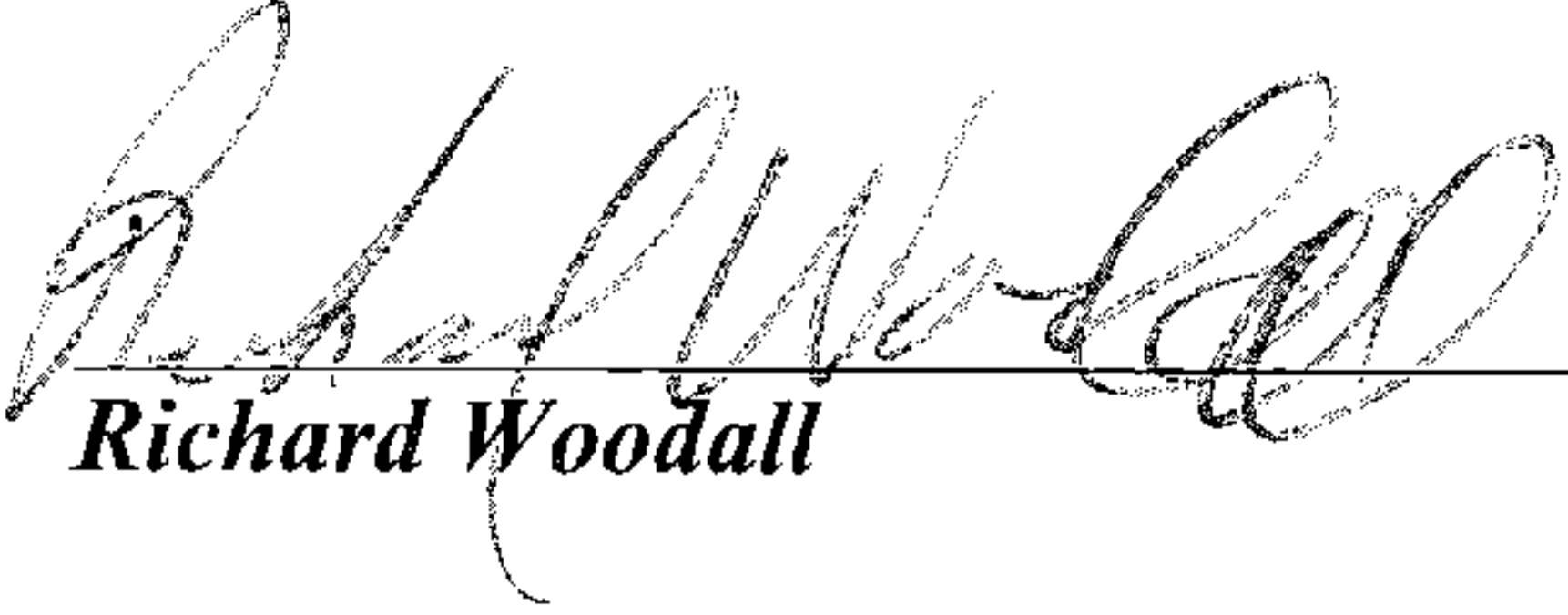
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***James Woodall Jr.***, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of July, 2025.

  
Notary Public  
My Commission Expires: 10-29-26



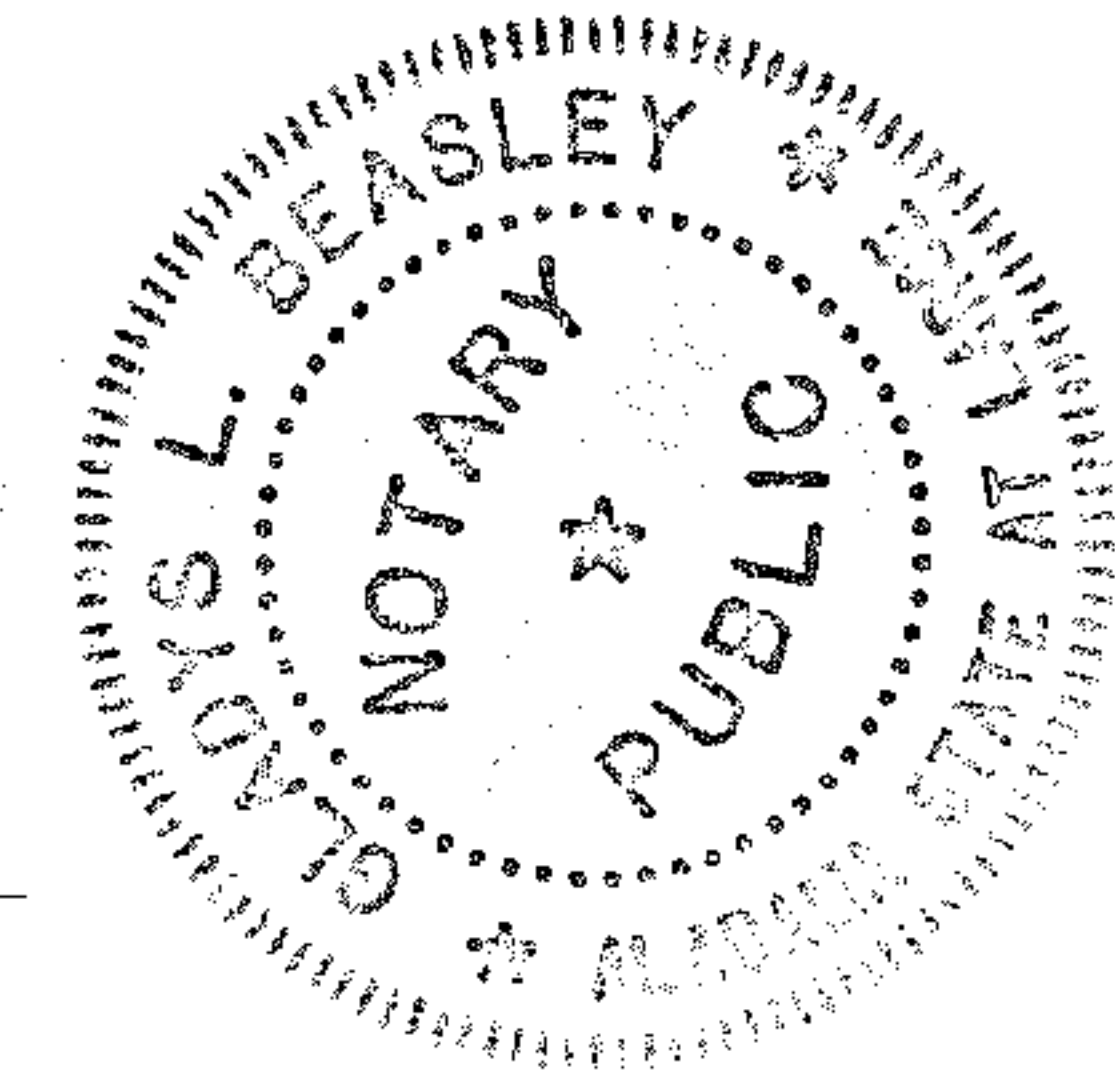
  
Richard Woodall

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard Woodall**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of June 2025.

  
Notary Public  
My Commission Expires ~~My~~ Commission Expires May 11, 2026

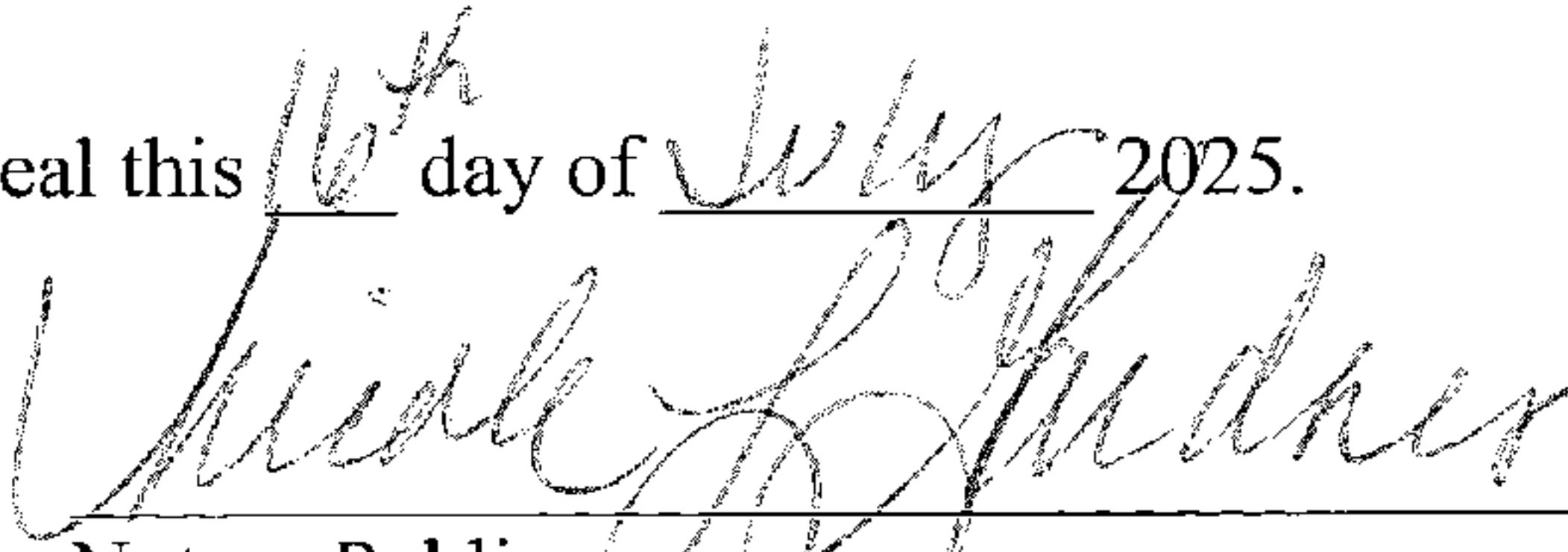


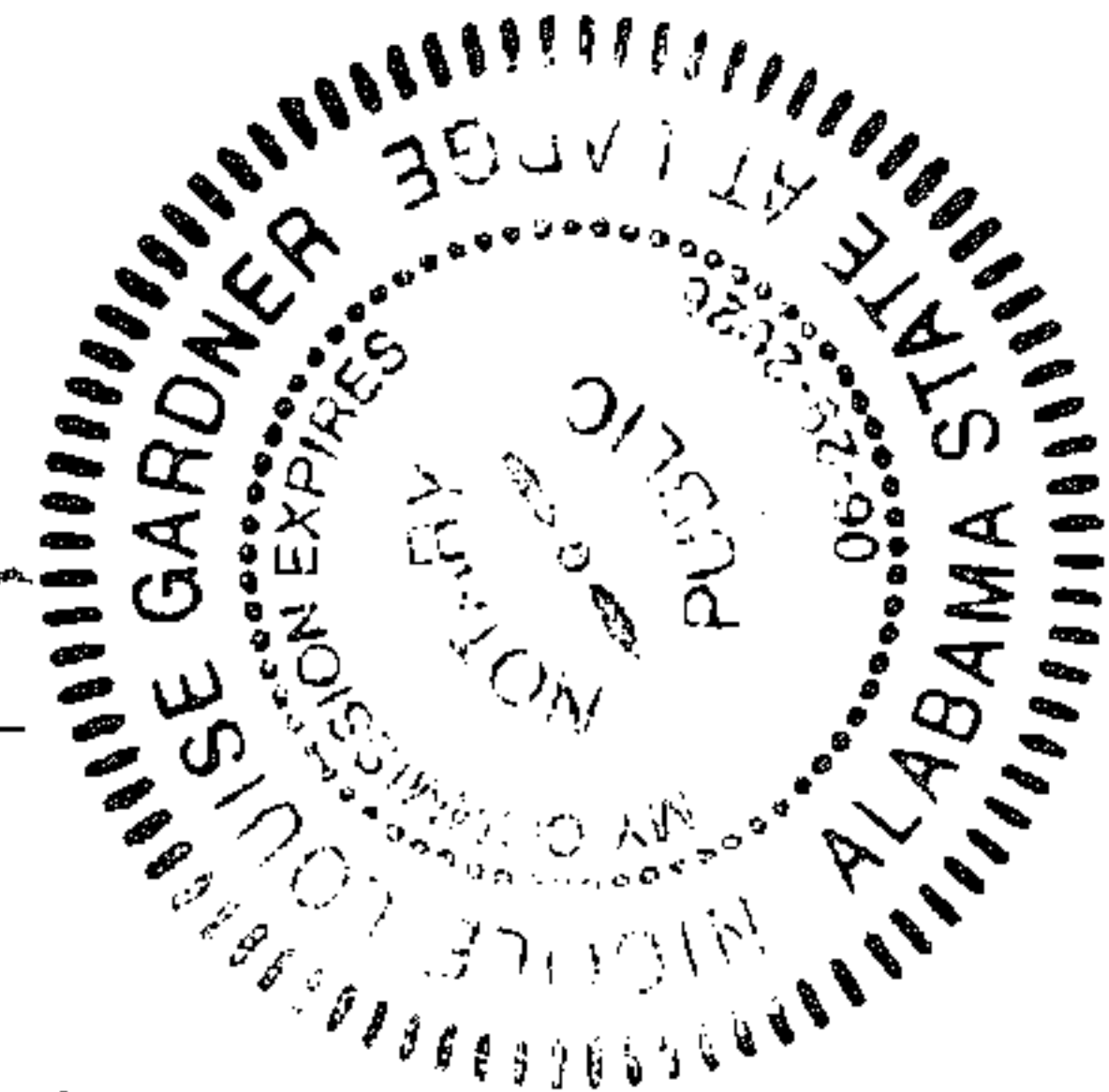
  
Arnita Woodall

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Arnita Woodall**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of July 2025.

  
Notary Public  
My Commission Expires: 6-29-26

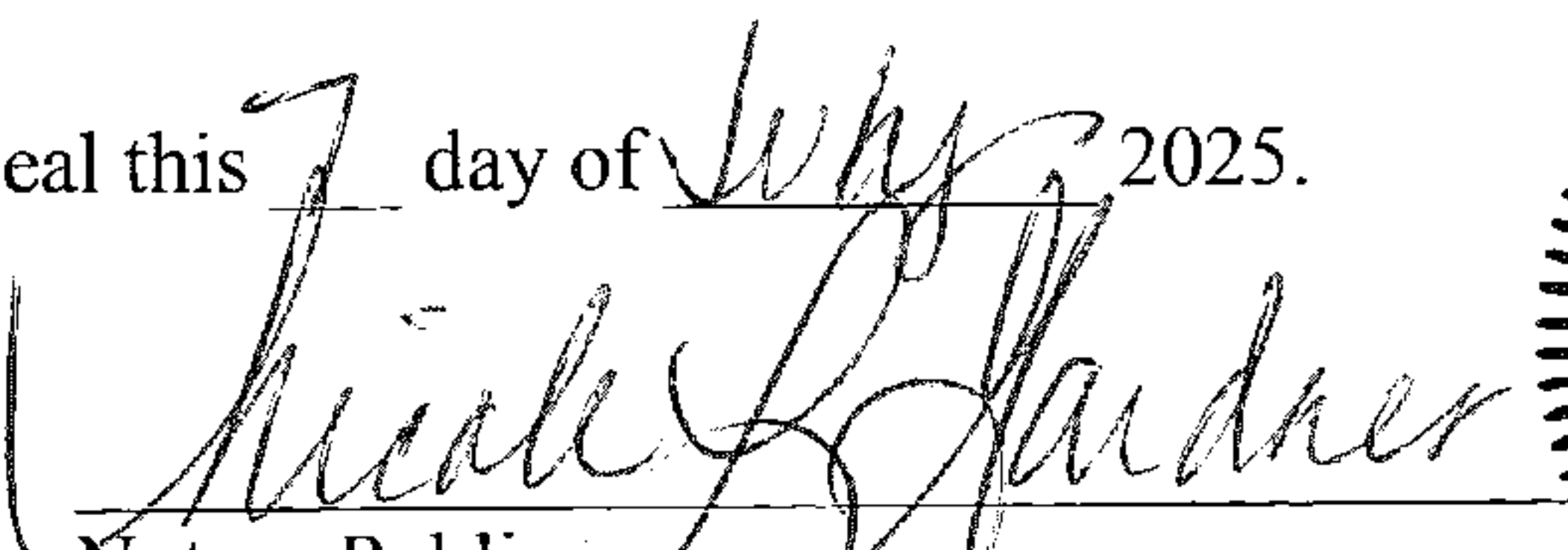


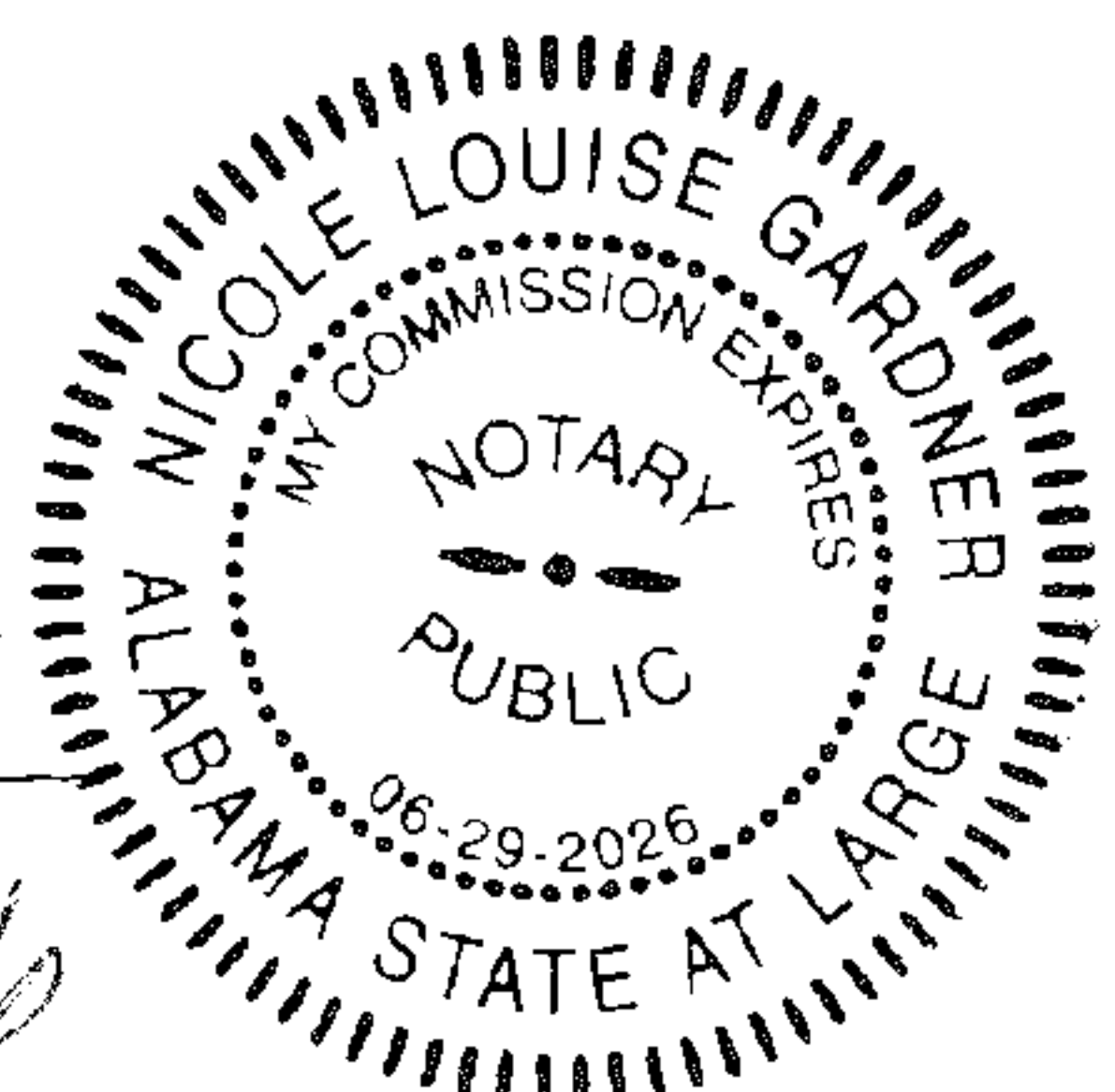
  
Cleotis Woodall

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cleotis Woodall**, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of July 2025.

  
Notary Public  
My Commission Expires: 6-29-26



**Exhibit "A" – Legal Description**

A tract or parcel of land in Shelby County, State of Alabama and lying and being in the Northwest quarter of the Southwest quarter of Section 28, Township 18 South, Range 2 East, and being more particularly described as follows: Commence at the NW corner NW $\frac{1}{4}$  SW $\frac{1}{4}$ , Section 28 Township 18 South, Range 2 East, run North 87°34'04" East along the North boundary line of  $\frac{1}{2}$ - $\frac{1}{2}$  section for a distance of 552.2 feet to the point or beginning, thence continue North 87°34'04" East for a distance of 267.38 feet, to a point thence run South 01°47'56" East for a distance of 326.0 feet, thence South 87°34'04" West for a distance of 267.38 feet, thence North 01°47'56" West for a distance of 326.0 feet to the point of beginning.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/21/2025 09:08:24 AM  
 \$64.00 JOANN  
 20250721000219670

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name James Woodall  
 Mailing Address 1717 10th PL SW  
Birmingham AL  
35215

Grantee's Name Richard Woodall  
 Mailing Address 1717 10th PL SW  
Birmingham AL  
35215

Property Address Variant  
Land

Date of Sale 7-2-25  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 30,930.00

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 Value

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 7-2-25

Print Mike T. Atchison

Sign Mike T. Atchison

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one