

**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE EXAMINATION OR TITLE OPINION. THE
SCRIVENER OF THIS INSTRUMENT MAKES NO
REPRESENTATIONS OR WARRANTIES AS TO THE
CONDITION OF TITLE**

Send Tax Notice to:

Edward A. Woods
2068 Highway 89
Montevallo, Alabama 35115

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: HML-25-8130

Half of the tax appraised value of the
property being conveyed is \$125,225.00

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ten dollars (\$10.00) and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Lisa M. Woods, and Edward A. Woods, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

2068 Highway 89, Montevallo, Alabama, 35115

by **Edward A. Woods and Jaida Hope Woods (herein referred to as "Grantee," whether one or more),** whose mailing address is

2068 Highway 89, Montevallo, Alabama 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the following described real property, which has a mailing address of **2068 Highway 89, Montevallo, AL 35115**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28th day of July, 2025

Lisa M. Woods
Lisa M. Woods

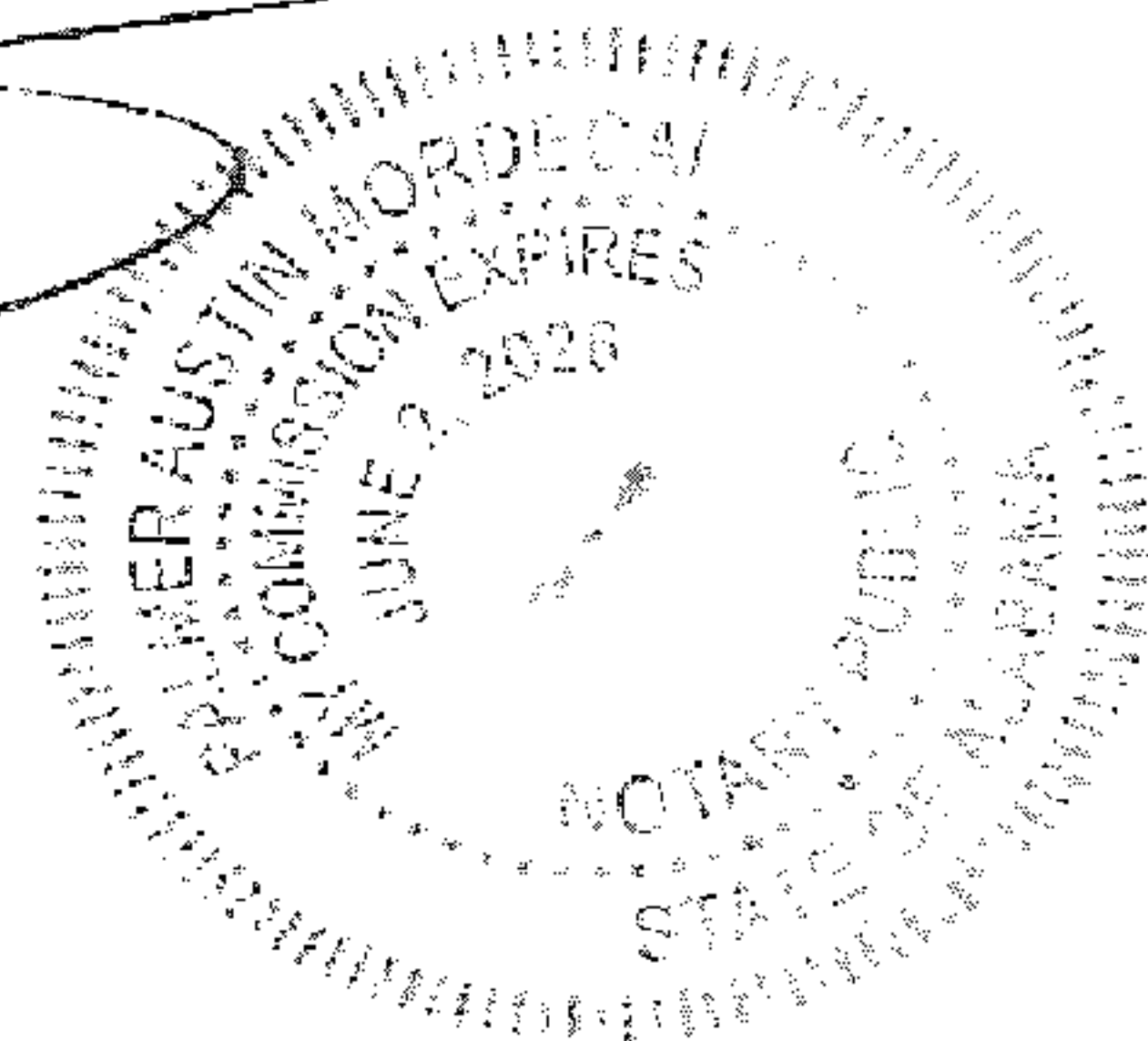
Edward A. Woods
Edward A. Woods

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Lisa M. Woods 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of July, 2025.

Palmer Austin Mordecai
Notary Public
My Commission Expires:



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Edward A. Woods 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2025.

Palmer Austin Mordecai
Notary Public
My Commission Expires:

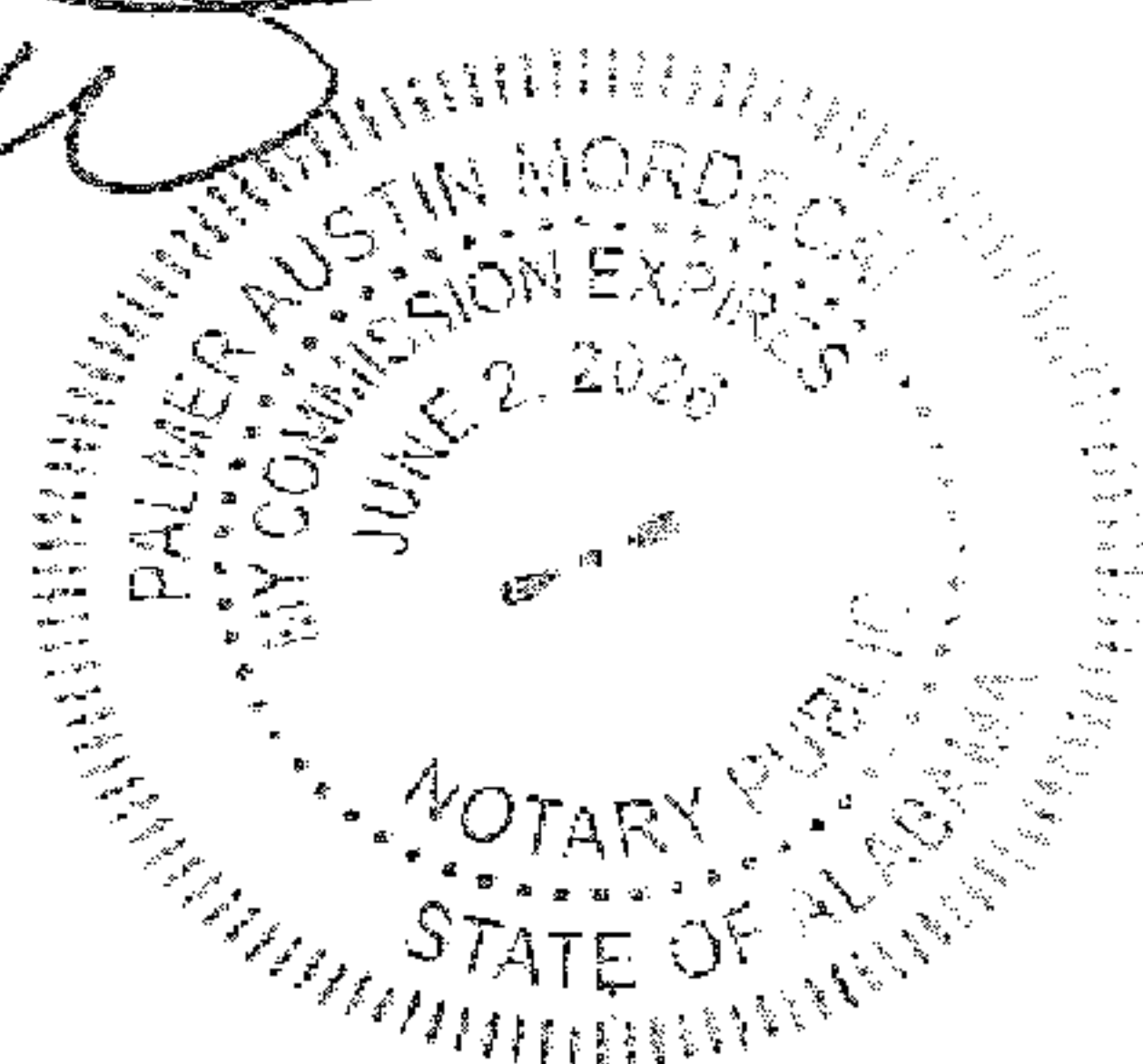


EXHIBIT A**PARCEL 1
(AS SURVEYED)**

A PORTION OF LOTS 1, 2, & 3, OF BAILEY'S ADD TO ROBERTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE NORTHWEST CORNER OF LOT 1 OF BAILEY'S ADD TO ROBERTA, AS RECORDED IN MAP BOOK:38, PAGE: 70, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY ALABAMA, SAID POINT BEING A 1/2" CAPPED REBAR; THENCE RUN N 88°26'07" E ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 385.09 FEET TO A 1/2" CAPPED REBAR STAMPED "DREHER LSCA50449"; THENCE LEAVING SAID NORTH LINE, RUN S 01°45'49" W FOR A DISTANCE OF 388.19 FEET TO A 1/2" CAPPED REBAR STAMPED "DREHER LSCA50449"; THENCE RUN S 87°18'13" W FOR A DISTANCE OF 404.94 FEET TO A 5/8" REBAR BEING THE SOUTHWEST CORNER OF LOT LOT 3, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 89; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 01°53'15" W FOR A DISTANCE OF 29.96 FEET TO A 1/2" CAPPED REBAR STAMPED "DREHER LSCA50449", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 1479.80 FEET, A DELTA ANGLE OF 05°36'14", A CHORD DISTANCE OF 144.67 FEET, AND A CHORD BEARING OF N 00°47'44" E; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 144.73 FEET TO A 1/2" CAPPED REBAR STAMPED "CARR 00010LS"; SAID POINT BEING THE NORTHWEST CORNER OF LOT 3, SAID POINT ALONG BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1479.80 FEET, A DELTA ANGLE OF 04°31'41", A CHORD DISTANCE OF 116.92 FEET, AND A CHORD BEARING OF N 05°51'53" E; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 116.95 FEET TO A 1/2" CAPPED REBAR STAMPED "CARR 00010LS", SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, SAID POINT ALSO BEING ON A CURVE CURVE TO THE RIGHT HAVING A RADIUS OF 1479.80 FEET, A DELTA ANGLE OF 04°09'11", A CHORD DISTANCE OF 107.24 FEET, AND A CHORD BEARING OF N 09°56'34" E; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 107.27 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 3.63 ACRES, MORE OR LESS.

This legal description was obtained from that certain Property Boundary Survey of 2052 & 2068 Highway 89, Montevallo, AL 35115 dated June 30, 2025 and conducted by Thomas Scott Dreher, PLS License # 50407.

SOURCE OF TITLE:

That certain Statutory Warranty Deed recorded on October 25, 2012 in Instrument Number 20121025000410410 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/31/2025 03:09:37 PM
\$153.50 PAYGE
20250731000233960

Allen S. Bayl