



20250805000238590 1/3 \$130.00
Shelby Cnty Judge of Probate, AL
08/05/2025 10:41:11 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
James Woods Development, Inc.
PO Box 382226
Birmingham, AL 35238

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Two Thousand and No/100 Dollars (\$102,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Glenn S. Sawyer and Lauren G. Sawyer, Trustees of the Sawyer Family Trust Agreement dated March 12, 2020** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James Woods Development, Inc., an Alabama corporation** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 22-09, according to the Survey of Mt. Laurel, Phase III B, Sector 2, as recorded in Map Book 41, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, successors and assigns, in fee simple, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR'S are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS has a good right to sell and convey the said Real Estate to the said GRANTEE; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 08/05/2025
State of Alabama
Deed Tax: \$102.00



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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of July, 2025.

Sawyer Family Trust Agreement
dated March 12, 2020

By: Glenn S. Sawyer
Its: Trustee

Witness

By: Lauren G. Sawyer
Its: Trustee

Witness

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Glenn S. Sawyer and Lauren G. Sawyer, Trustees of the Sawyer Family Trust Agreement dated March 12, 2020, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they as such Trustees of said Trust executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 06-02-2027



(must affix seal)



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Sawyer Family Trust Agreement
dated March 12, 2020
Mailing Address 54 Nolen Street
Birmingham, AL 35242
Property Address 56 Nolen Street
Birmingham, AL 35242

Grantee's Name James Woods Development, Inc.
Mailing Address PO Box 382226
Birmingham, AL 35238

Date of Sale July 29, 2025

Total Purchase Price \$ 102,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- | | |
|--|--|
| ☐ Bill of Sale | ☐ Appraisal |
| ☒ Sales Contract | ☐ Other – Tax assessor's market value |
| ☐ Closing Statement | ☐ Deed |

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 _____

Sawyer Family Trust Agreement
dated March 12, 2020
Print By: Glenn S. Sawyer, Trustee
By: Lauren G. Sawyer, Trustee

Unattested

(verified by)

Sign

Glenn S. Sawyer Lauren G. Sawyer
(Grantor/Grantee/Owner/Agent) circle one