

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20251010000312940 1/4 \$156.00
Shelby Cnty Judge of Probate, AL
10/10/2025 09:42:33 AM FILED/CERT

Send Tax Notice to:
Brian Smith
4100 Hwy 55
Wilsonville AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$125,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gregory Alan Wood and wife, Dorothy P. Wood** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Brian Smith and Jessica H. Smith, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

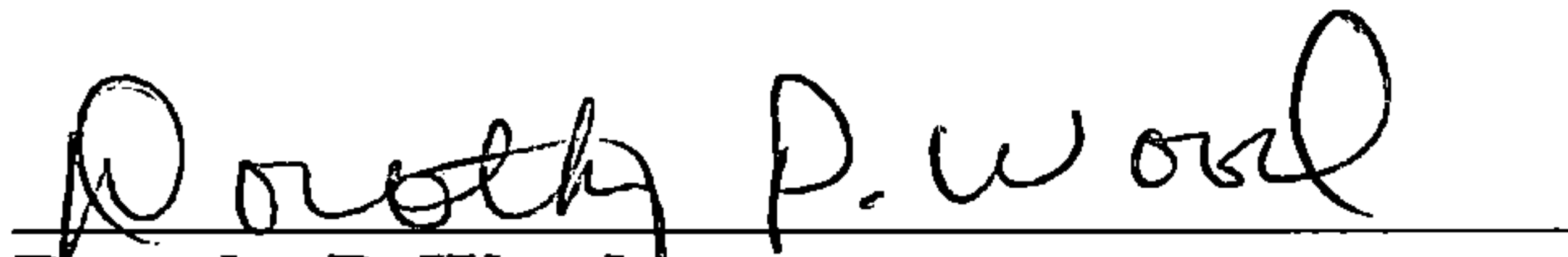
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

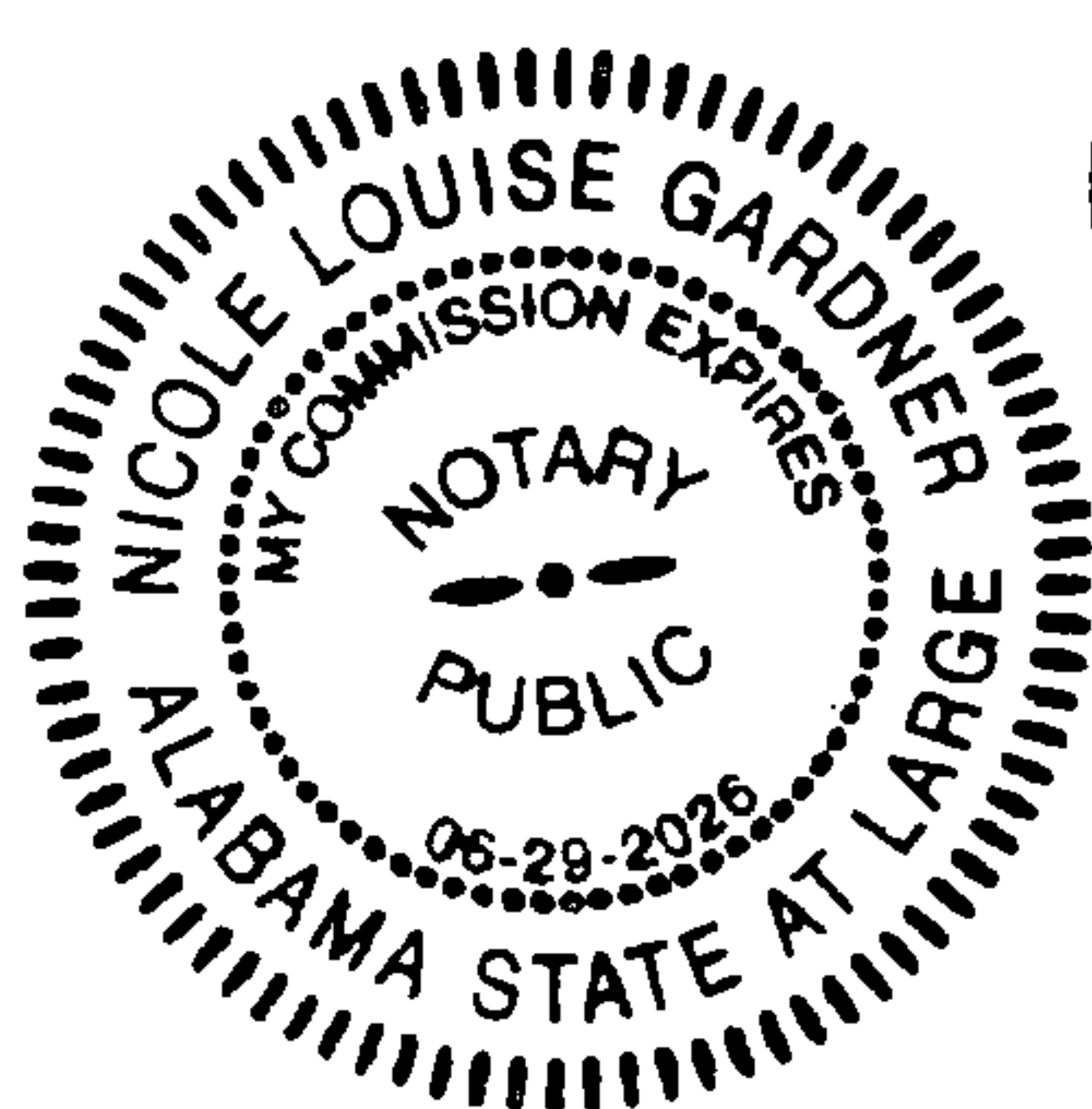
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of October 2023.

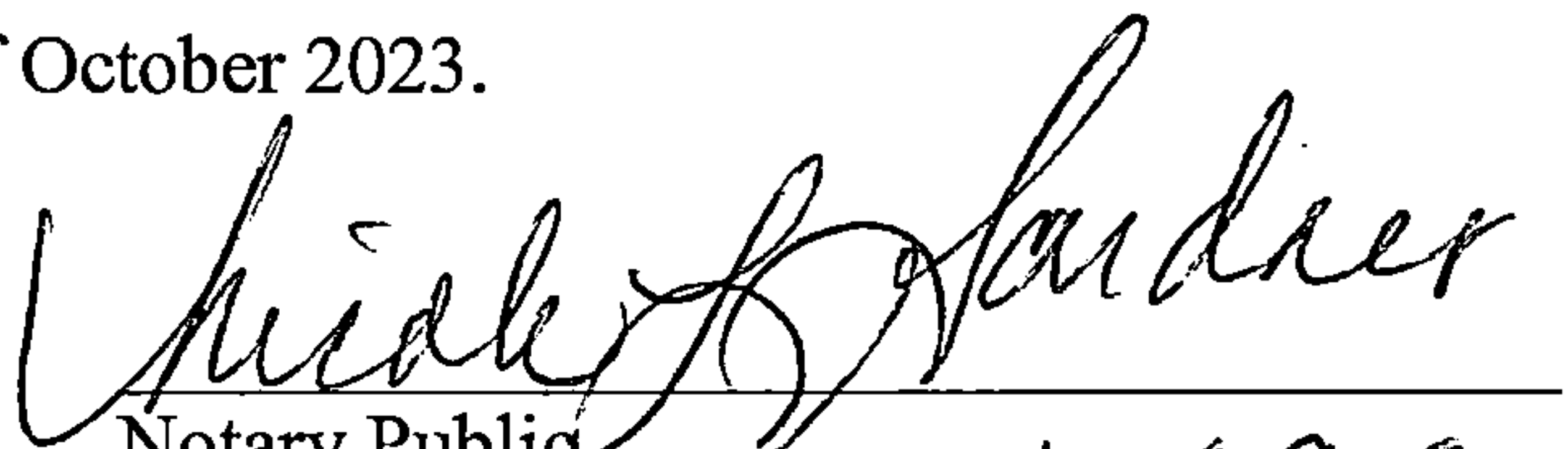

Dorothy P. Wood

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Dorothy P. Wood**, 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 27th day of October 2023.

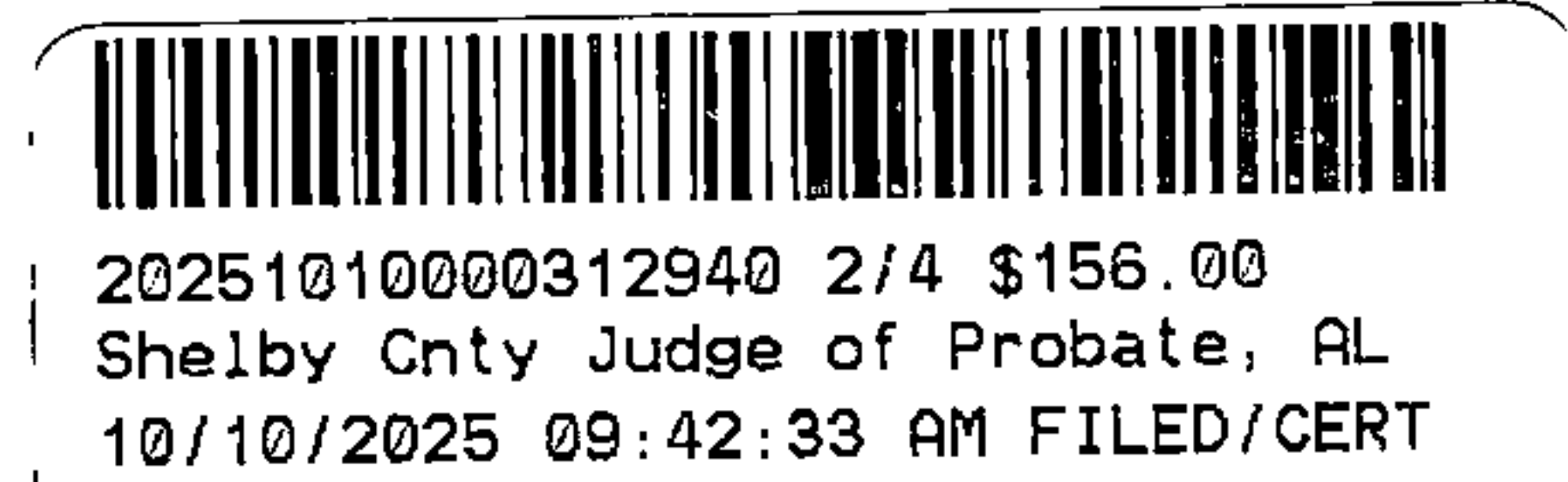



Notary Public
My Commission Expires: 6-28-26

Shelby County, AL 10/10/2025
State of Alabama
Deed Tax: \$125.00

Gregory Alan Wood
Gregory Alan Wood

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Gregory Alan Wood**, 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 31 day of October 2023.

Robin Leeann King Moore
Notary Public
My Commission Expires: 4/29/2025

A circular notary seal for Robin Leeann King Moore, Notary Public, Alabama State at Large. The seal features a central emblem with a horizontal line and two dots, surrounded by the words "NOTARY PUBLIC". The outer ring of the seal contains the text "ROBIN LEEANN KING MOORE" and "ALABAMA STATE AT LARGE".

Exhibit "A" – Legal Description



20251010000312940 3/4 \$156.00
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Commence at the Northwest corner of the SW 1/4 of NW 1/4, Section 21, Township 20 South, Range 1 East; thence run easterly along the North boundary line of said SW 1/4 of NW 1/4 a distance of 1337.17 feet to the Northeast corner of said SW 1/4 of NW 1/4; thence turn an angle of 89 degrees 25 minutes 43 seconds to the right and run southerly along the East boundary line of said SW 1/4 of NW 1/4 a distance of 369.11 feet to the point of beginning; thence continue along said East boundary line a distance of 958.71 feet to the Southeast corner of said SW 1/4 of NW 1/4; thence turn an angle of 90 degrees 28 minutes 23 seconds to the right and run westerly along the South boundary line of said SW 1/4 of NW 1/4 a distance of 1093.58 feet to a point on the Southeast right of way line of Shelby County Highway 55; thence turn an angle of 108 degrees 18 minutes 22 seconds to the right and run northeasterly along said right of way line a distance of 242.92 feet to a point; thence continue along said right of way line and along a curve to the left (concave northwesterly and having a radius of 1949.86 feet and a central angle of 12 degrees 08 minutes 00 seconds) for an arc distance of 412.92 feet to a point; thence continue along said right of way line and along the tangent of said curve, a distance of 268.00 feet to a point; thence continue along said right of way line and along a curve to the right (concave easterly and having a radius of 3779.72 feet and a central angle of 0 degrees 55 minutes 16 seconds) for an arc distance of 60.76 feet to a point; thence turn an angle of 83 degrees 00 minutes 16 seconds to the right from the tangent of said curve and leaving said right of way line, run easterly a distance of 886.16 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of NW 1/4, Section 21, Township 20 South, Range 1 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Wood Gregory & Dorothy
Mailing Address 6775 Hwy 55
Wilsonville AL
35186

Grantee's Name Brian Smith
Mailing Address 4100 Hwy 55
Wilsonville, AL
35186

Property Address 4100 Hwy 55
Wilsonville, AL
35186

Date of Sale 10-27-23
Total Purchase Price \$ 125,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 10-27-23

Print Brian Smith

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1