


This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Gloria Carden Merritt

  
20090811000309230 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
08/11/2009 03:07:36 PM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Thirty Thousand dollars and Zero cents (\$30,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Randy Goodwin, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gloria Carden Merritt (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

SUBJECT TO TAXES FOR 2009 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$40,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

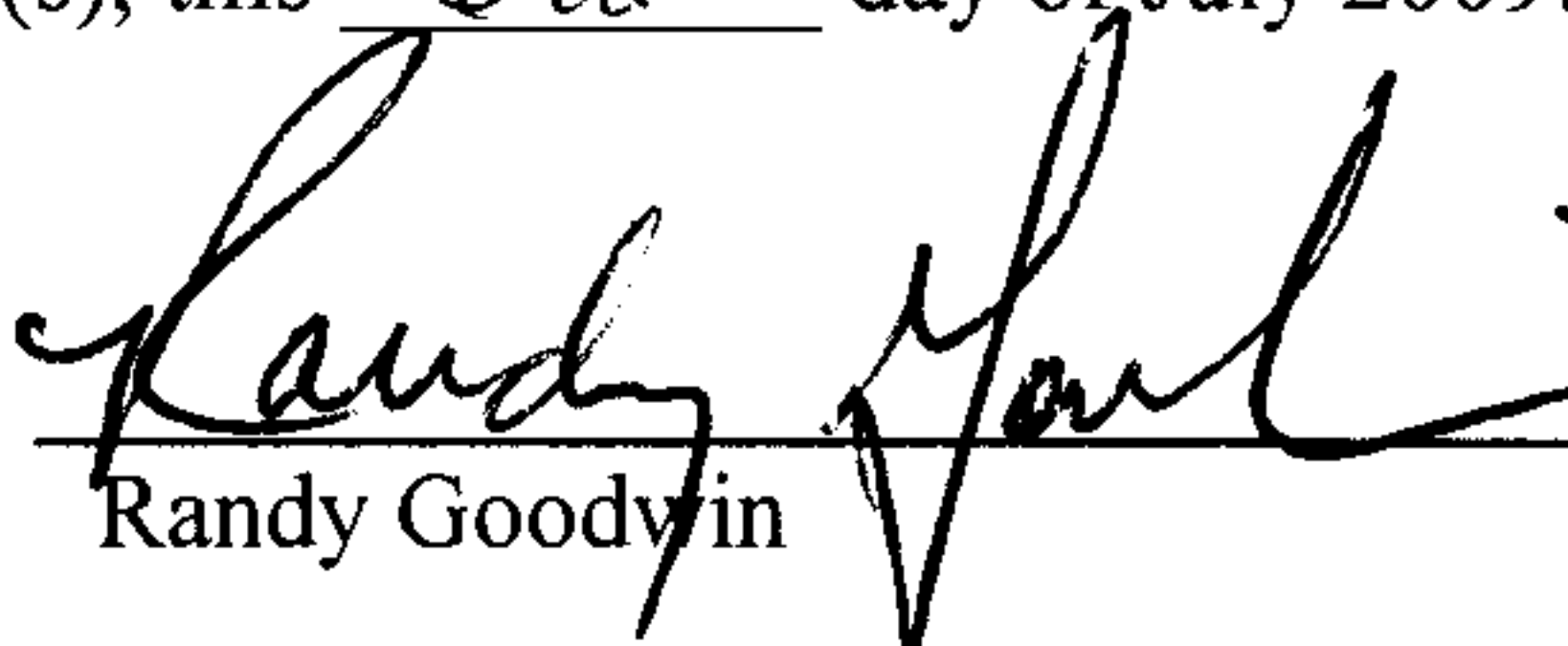
THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th day of July 2009.

\_\_\_\_\_  
(SEAL)

  
\_\_\_\_\_  
Randy Goodwin (SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)



STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Randy Goodwin 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 conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of July 2009.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 

## EXHIBIT A

Commence at the SE corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 24, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 3 degrees 39 minutes 0 seconds West along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, a distance of 260 feet to the point of beginning; thence continue along the last described course a distance of 210.00 feet; thence South 86 degrees 27 minutes 0 seconds West a distance of 250.00 feet; thence South 3 degrees 33 minutes 0 seconds East a distance of 210.00 feet; thence North 86 degrees 27 minutes 0 seconds East a distance of 250.00 feet to the point of beginning.

ALSO, 30 foot ingress, egress and utility easement:

Commence at the SE corner NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 24, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 3 degrees 33 minutes 0 seconds West along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 260.00 feet; thence continue along the last described course a distance of 210.00 feet to the point of beginning of the East line of a 30 foot ingress, egress and utility easement lying 30 feet to the West of described line; thence continue along the last described course a distance of 846.41 feet; thence North 3 degrees 20 minutes 48 seconds West along said line a distance of 796.15 feet to the southerly right of way of Shelby County Hwy. 86 and the end of said line.