

This Instrument was Prepared by:

Send Tax Notice To: Royal Investments Group, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

1952 Arbor Court  
Hoover, AL 35236

File No.: S-16-23279

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Thousand Dollars and No Cents (\$190,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, 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 and Donnie Norris, a single man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Royal Investments Group, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 0 Highway 17, Alabaster, AL 35007**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

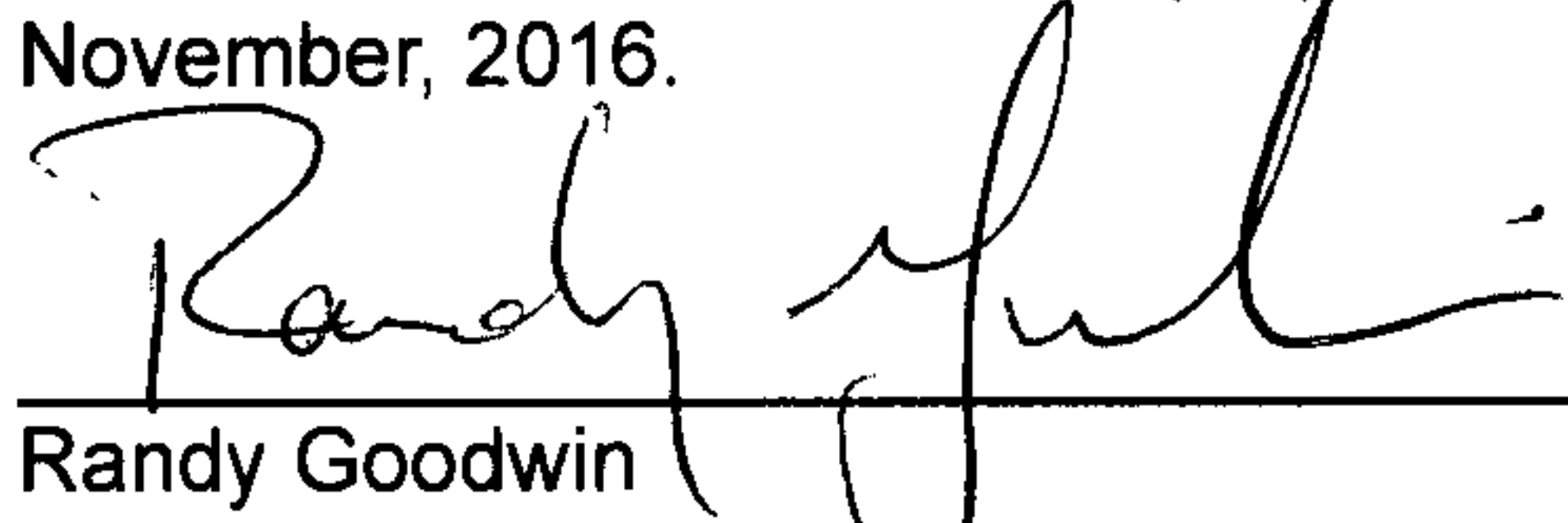
**Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein or their spouses.**

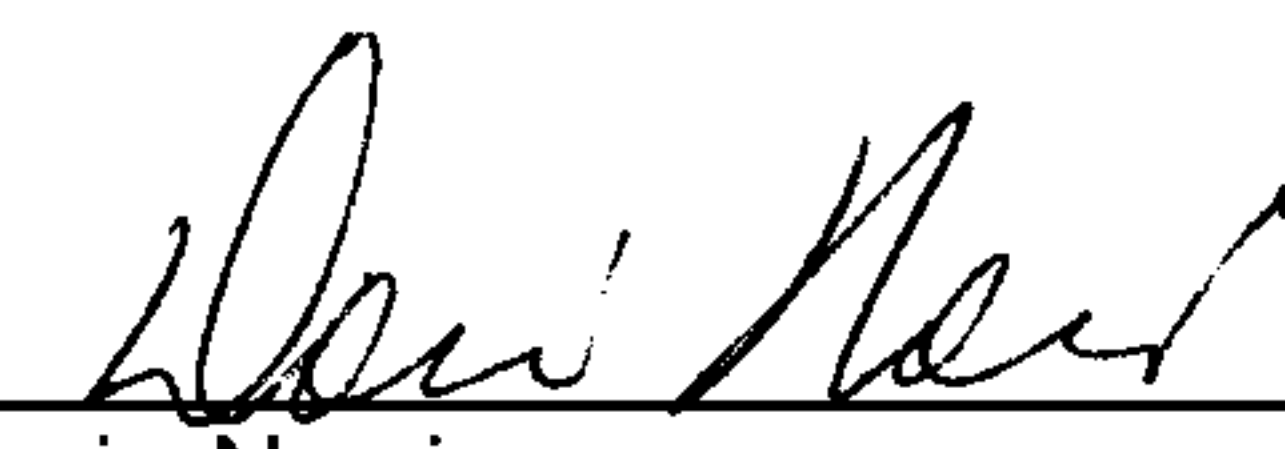
**\$960,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of November, 2016.

  
\_\_\_\_\_  
Randy Goodwin

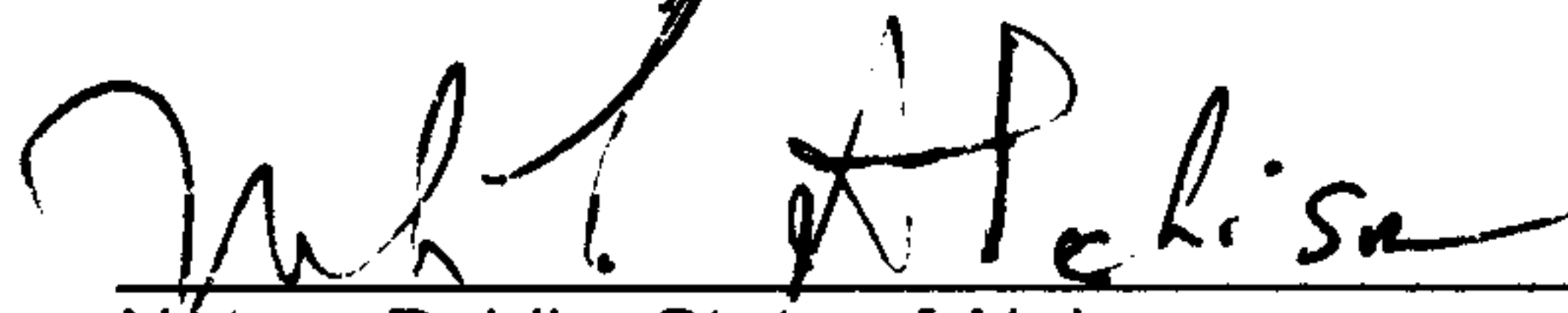
  
\_\_\_\_\_  
Donnie Norris

State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Randy Goodwin and Donnie Norris, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of November, 2016.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 22, 2020

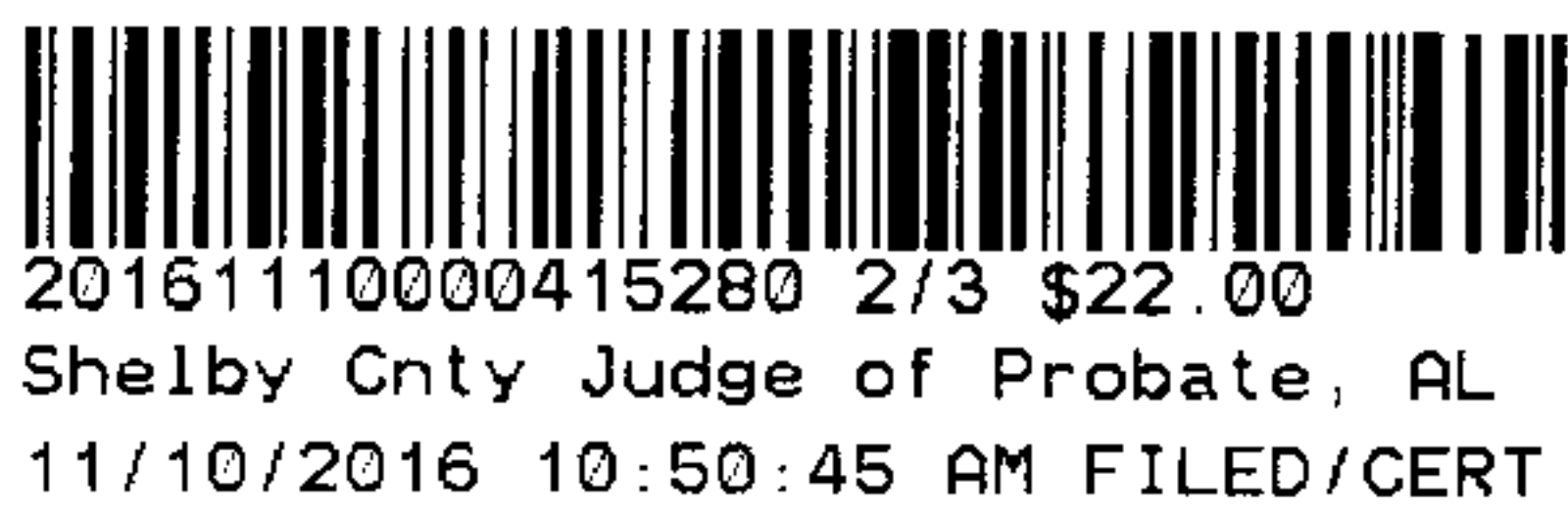


  
20161110000415280 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/10/2016 10:50:45 AM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at a 1/2-inch rebar in place accepted as the Southwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 0 degrees 28 minutes 56 seconds West for a distance of 14.96 feet to a 1/2-inch rebar in place; thence proceed North 88 degrees 30 minutes 43 seconds East along the North right of way of Shelby County Road 270 for a distance of 504.57 feet to a 1/2-inch rebar in place and the point of beginning; from this point of beginning continue North 88 degrees 30 minutes 43 seconds East along the North right of way of County Road 270 for a distance of 250.82 feet to a 1/2-inch rebar in place; thence proceed North 56 degrees 04 minutes 57 seconds East for a distance of 34.97 feet to a 1/2-inch rebar in place; thence proceed Northerly along a curve to the right having a central angle of 2 degrees 12 minutes 26 seconds and a radius of 1,382.73 feet; proceed along said curve for an arc distance of 53.26 feet to the P.T. of said curve; thence proceed North 29 degrees 01 minutes 06 seconds West along the Westerly right of way of County Road #17 for a distance of 60.37 feet to a 1/2-inch rebar in place and the P.C. of a curve to the right having a central angle of 15 degrees 08 minutes 40 seconds and a radius of 765.57 feet; thence proceed along said curve for a distance of 202.36 feet to a 1/2-inch rebar in place; thence proceed South 89 degrees 08 minutes 17 seconds West for a distance of 156.22 feet to a 1/2-inch rebar in place; thence proceed South 0 degrees 48 minutes 33 seconds East for a distance of 311.38 feet to the point of beginning. The above described property is located in the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama.

Being the same property shown as Lot B-3, Commercial, as shown on the survey of Cross Creek Subdivision, as recorded in Map Book 38, page 3, in the Probate Office of 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 Randy Goodwin  
Donnie Norris

Mailing Address • 349 Waterford Court  
Calera, AL 35040

Property Address 0 Highway 17  
Alabaster, AL 35007

Grantee's Name Royal Investments Group, LLC  
1952 Arbor Court

Mailing Address Hoover, AL 35236

Date of Sale November 07, 2016  
Total Purchase Price \$190,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 November 07, 2016

Unattested

(verified by)

Print Randy Goodwin

Sign   
(Grantor/Grantee/Owner/Agent) circle one

  
20161110000415280 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
11/10/2016 10:50:45 AM FILED/CERT

Form RT-1