

(Name) Nina Goodwin Adams and Linda Goodwin Spradlin

(Address) _____

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

500.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of OTHER VALUABLE CONSIDERATION and ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Nina Goodwin Adams and Linda Goodwin Spradlin, who are the sole surviving heirs at law and next of kin of Porter Goodwin, deceased, and his wife, Janie Goodwin, deceased

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto themselves, Nina Goodwin Adams and Linda Goodwin Spradlin

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Westerly along the North line of said Section a distance of 1,334.32 feet to the Northwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 36; thence turn an angle of 93 deg. 09' 30" to the left and run Southerly along the West line of said $\frac{1}{4}$ a distance of 210.0 feet to a point; thence turn an angle of 86 deg. 51' 20" to the left and run Easterly a distance of 1,339.20 feet to a point on the East line of Section 36; thence turn an angle of 94 deg. 28' 40" to the left and run Northerly a distance of 210.0 feet to the point of beginning, containing 6.43 acres, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated May 26, 1984.

Subject to right of way for Shelby County Highway No. 55, and subject to any other easements or restrictions of record.

Being the same property heretofore conveyed by our grandparents, J. E. Goodwin and wife, Lillian Goodwin, to our parents, Porter Goodwin and wife, Janice Goodwin, by deed dated April 16, 1962 and recorded in Book 323 at page 178, Office of Judge of Probate of Shelby County, Alabama, the property conveyed by our said grandparents and occupied and possessed by our said parents under said deed having been the North 210 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East.

(CONTINUED ON REVERSE SIDE HEREOF)

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 4th day of June, 1985.

Deed 500
Rec 500
Jed 10/20
1985 JUN -4 AM 10:28
STATE OF ALABAMA (Seal)
I CERTIFY THIS INSTRUMENT (Seal)
JUDGE OF PROBATE

Nina Goodwin Adams (Seal)
(Nina Goodwin Adams)
Linda Goodwin Spradlin (Seal)
(Linda Goodwin Spradlin)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nina Goodwin Adams and Linda Goodwin Spradlin whose name S 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of June, A. D., 1985.

R41 110 Atterett Public.

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

(CONTINUED FROM FRONT SIDE HEREOF)

Our said grandparents, J. E. Goodwin and wife, Lillian Goodwin, who reserved a life estate in and to said property are both deceased, said J. E. Goodwin having died approximately 8 years ago and said Lillian Goodwin having died approximately 4 years ago.

Our said father, Porter Goodwin, died intestate while a resident of Shelby County, Alabama, on April 8, 1984, and our mother, his surviving widow, Janie Goodwin, died intestate on April 13, 1985, while a resident of Shelby County, said Janie Goodwin having remained unmarried after our father's death until the time of her death.

Our said parents, Porter Goodwin and Janie Goodwin, had only three children, namely, Nina Goodwin Adams, Linda Goodwin Spradlin, and Martha Goodwin Lovett, said Martha Goodwin Lovett, having died approximately 4 years ago, leaving no surviving children or descendants of deceased children.

Said Porter Goodwin and said Janie Goodwin are not survived by any children or descendants of deceased children other than said Nina Goodwin Adams and Linda Goodwin Spradlin.

The above described property was the homestead of said Porter Goodwin and wife, Janie Goodwin, but is no part of the homestead of either Nina Goodwin Adams or Linda Goodwin Spradlin.

Nina Goodwin Adams

Linda Goodwin Spradlin

507 394 620

X008