

Prepared by:  
Bruce M. Green  
Attorney at Law  
P.O. Drawer 1883  
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA)  
SHELBY COUNTY )

Know All Men By These Presents

That in consideration of Five Hundred and No/100th (\$500.00)  
Dollars and other good and valuable considerations

to the undersigned grantors WILLARD CHANCE and wife, DOROTHY  
CHANCE, ANNIE MAE CHANCE, a single woman, BARBARA ANN CHANCE  
GOODWIN and husband BOBBY GOODWIN, DEBORAH SUE CHANCE, a single  
woman and CLIFFORD EARL CHANCE and wife, DARLA CHANCE

do grant bargain, sell and convey unto the said BARBARA ANN CHANCE  
GOODWIN, CLIFFORD EARL CHANCE and DEBORAH SUE CHANCE as tenants in  
common with a life estate to ANNIE MAE CHANCE the following  
described real estate situated in Shelby County, Alabama to-wit:

A part of the NE 1/4 of the SE 1/4 of Section 12, Township 21,  
South, Range 3 West described as follows: Commence at the NE  
corner of the NE 1/4 of SE 1/4 of said Section 12, and run South  
88 deg. 15 min. West 1077 feet: Thence continue South 88 deg. 15  
min. West 280 feet, which point is on the North line of said forty  
acres; thence run South 5 deg. 15 min. East a distance of 1208 feet  
to point of beginning of lot herein described, which point is on  
North margin of old paved Montgomery-Birmingham Highway; thence run  
North 5 deg. 15 min. West a distance of 282 feet to the South  
boundary of the Alabama Power Company right of Way; thence run East  
along the South boundary of Alabama Power Company Right of Way 178  
feet; thence in a Southerly direction a distance of 318 feet to a  
point on the North boundary line of said Montgomery Highway, which  
point is 70 feet Eastwardly from the point of beginning; thence run  
in a Westerly direction along said highway right of way 70 feet to  
point of beginning.

MINERAL AND MINING RIGHTS EXCEPTED.

Reserving and accepting therefrom, however, to ANNIE MAE CHANCE  
the full use, control, income, and possession of the described  
property for and during her natural life including but not limited  
to the right to reside there and/or rent said property or a portion  
thereof.

The purpose of this deed is to correct documents attached hereto  
and made a part hereof as Exhibits A,B,C,D and E. It is the intent  
of the Grantors to convey title to the above described property to  
BARBARA ANN CHANCE GOODWIN, CLIFFORD EARL CHANCE AND DEBORAH SUE  
CHANCE as tenants in common with a reservation of life estate to

230 Bearden Rd.  
Pelham, AL

35124

01/06/1995-00552  
11:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
014 MCD 41.50

Inst # 1995-00552

Page Two  
Deed

ANNIE MAE CHANCE.

TO HAVE AND TO HOLD to the said grantees, and their heirs and assigns forever.

AND we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 29th day of December, 1994.

Willard Chance  
Willard Chance

Annie Mae Chance  
Annie Mae Chance

Robert A. Goodwin, Jr.  
Bobby Goodwin Robert A. Goodwin, Jr.

Clifford Earl Chance  
Clifford Earl Chance

Dorothy Chance  
Dorothy Chance

Barbara Ann Chance Goodwin  
Barbara Ann Chance Goodwin

Deborah Sue Chance  
Deborah Sue Chance

Darla Chance  
Darla Chance

STATE OF ALABAMA)  
SHELBY COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willard Chance, Dorothy Chance, Annie Mae Chance, Deborah Sue Chance, Clifford Earl Chance and Darla Chance 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 1994.

Brenda M. Locke  
Notary Public

Page Three  
Deed

STATE OF ALABAMA)  
SHELBY COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby Goodwin and Barbara Ann Chance Goodwin whose names are signed to the foregoing conveyance, and who are know 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 5<sup>th</sup> day of December, 1994.

Virginia B. Norton  
Notary Public Com. exp 8-11-95



Shelby

**COUNTY**

## Know All Men By These Presents,

That in consideration of                      One (1.00)                      DOLLARS

and other good and valuable considerations

to the undersigned grantors G. W. Simpson and wife Eula Simpson

in hand paid by Willard Chance and wife Annie Mae Chance

the receipt whereof is acknowledged we the said G. W. Simpson and wife Eula Simpson

do grant, bargain, sell and convey unto the said Willard Chance and wife  
Annie Mae Chance

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit: A tract of land located in the Southwest corner of that certain tract or parcel of land heretofore conveyed by Annie McClane Harper to C. H. Fulton: being the tract of land acquired by the said Annie McClane Harper upon division of the lands owned by the late Charles P. McClane among his heirs, said deed bearing date, to-wit, October 20, 1947 and being of record in the Probate Court of Shelby County, Alabama. Said tract of land herein conveyed, being more particularly described as follows: Begin at the point where the boundary line between the lands conveyed in the said deed for division among the heirs of the late Charles P. McClane, separates the lands conveyed to Annie McClane Harper from the lands conveyed to Charles H. McClane, intersects the boundary line of the Montgomery Highway, thence North along the said boundary line separating said properties a distance of 282 ft. to the point where said boundary line intersects the Southern boundary of the R. O.W. of the Alabama Power Company: thence to the East along the Southern boundary line of said R.O.W. a distance of 178 ft.: thence to the South a distance of 318 ft to a point on the Northern boundary line of said Montgomery Highway 70 ft. Eastwardly from the point of beginning: thence Westwardly along the Northern boundary line of said Montgomery Highway 70 ft. to the point of beginning, lying in Sec. 12 T. 21S. R 3W.

TO HAVE AND TO HOLD Unto the said Willard Chance and wife Annie Mae Chance

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for heirs heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hand s and seal,

this 3 day of December 1963

**WITNESSES:**

G. W. Simpson (Seal.)

Eula Simpson (Seal.)

**\_(Seal.)**

**\_\_\_\_\_(Seal.)**

BOOK 220 PAGE 518

1.5  
1.9

Return to: \_\_\_\_\_

TO \_\_\_\_\_

*Shelby*

**WARRANTY DEED**

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and was duly recorded in Volume \_\_\_\_\_ of Deeds at page \_\_\_\_\_, and examined.

\_\_\_\_\_  
Judge of Probate.

STATE OF

Shelby

COUNTY

I, Sue Rubin, a Notary Public in and for said County, in said State, hereby certify that G. W. Simpson and wife Eula Simpson 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 conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of December 19 63

*Sue Rubin*  
As Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 12/10/63  
RECORDED AT THE REC. TAX  
& SHELBY CO. HAS BEEN  
PAID FOR THE INSTRUMENT.

*Carroll W. Simpson*  
JUDGE OF PROBATE

State of Alabama

Shelby

County

Know All Men By These Presents,

That in consideration of One (\$1.00) DOLLARS

and other good and valuable considerations

to the undersigned grantor G. W. Simpson and wife Eula Simpson

in hand paid by Willard Chance and wife Annie Mae Chance

the receipt whereof is acknowledged we the said G. W. Simpson and wife Eula Simpson

do grant, bargain, sell and convey unto the said Willard Chance and wife Annie Mae Chance

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

The purpose of this deed is to correct errors in the description of the deed from the Grantors herein, to the Grantees herein, dated the 3rd. day of December 1963 and recorded in Deed Book 228, Page 519 in the Probate Office of Shelby County, Ala. A part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 21, South, Range 3 West described as follows: Commence at the NE corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 12, and run South 88 deg. 15 min. West 1077 feet: Thence continue South 88 deg. 15 min. West 280 feet, which point is on the North line of said forty acres: thence run South 5 deg. 15 min. East a distance of 1208 feet to point of beginning of lot herein described, which point is on North margin of old paved Montgomery-Birmingham Highway: thence run North 5 deg. 15 min. West a distance of 282 feet: to the South boundary of the Alabama Power Company Right of Way: thence run East along the South boundary of Alabama Power Company Right of Way 178 feet: thence in a Southerly direction a distance of 318 feet to a point on the North boundary line of said Montgomery Highway, which point is 70 feet Eastwardly from the point of beginning: thence run in a Westerly direction along said highway right of way 70 feet to point of beginning.

MINERALS AND MINING RIGHTS EXCEPTED.

TO HAVE AND TO HOLD Unto the said Willard Chance and wife Annie Mae Chance

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal,

this 24 day of January 1964

WITNESSES:

Harold A. Rubin

G W Simpson (Seal.)

Eula Simpson (Seal.)

(Seal.)

(Seal.)

TO

*Neiland Charles*  
#1 *Albion*

**WARRANTY DEED**

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was  
filed in this office for record on the  
day of \_\_\_\_\_ 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and was duly re-  
corded in Volume \_\_\_\_\_ of Deeds  
at page \_\_\_\_\_, and examined

Judge of Probate.

*1-95*

State of

Shelby

COUNTY

I, Sue Rubin, a Notary Public in and for said County, in said State,  
hereby certify that G. W. Simpson and wife Eula Simpson  
whose name 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, have executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of January

*Sue Rubin*

As Notary Public

State of

COUNTY

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, came before me  
the within named \_\_\_\_\_ known to me  
to be the wife of the within named \_\_\_\_\_ who, being examined  
separate and apart from the husband touching her signature to the within conveyance, acknowledged that  
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of  
the husband.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_

19\_\_\_\_

As Notary Public

STATE OF ALABAMA  
I CERTIFY  
WARRANTY DEED  
2/13/64  
REC  
& S  
RECORDED  
COUNTY OF SHELBY

This instrument was prepared by

(Name) Mickey L. Johnson, Attorney

(Address) P.O. Box 325 Pelham, Alabama

Form 1-1-27, Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) Dollar and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Willard Chance

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Barbara Ann Chance Goodwin and husband Bobby Goodwin, Deborah Sue Chance, a minor, and Clifford Earl Chance, a minor

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

A tract of land located in the Southwest corner of that certain tract or parcel of land heretofore conveyed by Annie McClane Harper to C.H. Fulton; being the tract of land acquired by the said Annie McClane Harper upon division of the lands owned by the late Charles P. McClane among his heirs, said deed bearing date, to-wit, October 20, 1947 and being of record in the Probate Court of Shelby County, Alabama. Said tract of land herein conveyed being more particularly described as follows: Begin at the point where the boundary line between the land conveyed in the said deed for division among the heirs of the late Charles P. McClane separates the land conveyed to Annie McClane Harper from the lands conveyed to Charles H. McClane, intersects the boundary line of the Montgomery Highway, thence North along the said boundary line separating said properties a distance of 282 ft. to the point where said boundary line intersects the Southern boundary of the R.O.W. of the Alabama Power Company; thence to the East along the Southern boundary line of said R.O.W. a distance of 318 ft. to a point on the Northern boundary line of said Montgomery Highway 70 ft. Eastwardly from the point of beginning; thence Westwardly along the Northern boundary line of said Montgomery Highway 70 ft. to the point of beginning, lying in Sec. 12T. 21S. R 3W.

Reserving and excepting therefrom, however, the right of first refusal in the event that the above named grantees should decide to sell, lease, or otherwise dispose of their interests herein conveyed.

DO 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, I have hereunto set my hands(s) and seal(s), this

day of August, 1975

(Seal) Willard Chance (Seal)  
(Seal) (Seal)  
(Seal) (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, T. F. Jones, a Notary Public in and for said County, in said State, hereby certify that Willard Chance whose name was 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August, A. D., 1975

Notary Public.



EXHIBIT "D"

23-1-12-0-000-041

892

I, Bobby Goodwin, do hereby sell this 4th  
day of August, 1983 the below mentioned land for the sum  
of \$1.00 to Barbara Goodwin, Deborah Chance and Clifford Earl Chance.

LEGAL DESCRIPTION:

SEC INT W LN NE 1-4 OF SE 1-4 & N R-W CO RD 263 TH N 262 TH E 178 TH  
SW 318 TH NW 70 TO POB SEC 12 T21S R3W N1070X318 IRR NE294 PG8

Barbara Goodwin  
BARBARA GOODWIN

Bobby Goodwin  
BOBBY GOODWIN

Deborah Chance  
DEBORAH CHANCE

Clifford Earl Chance  
CLIFFORD EARL CHANCE

Cynthia R. McFay  
WITNESS

J. N. Poir  
WITNESS

Sworn to and subscribed before me

this 4th day of August, 1983.

Virginia R. Norton

My commission expires: 8-12-83

NOTARY PUBLIC  
I HEREBY CERTIFY  
THAT THE ABOVE IS TRUE

1983 AUG 17 AM 11:22

John A. Poir  
NOTARY PUBLIC

Debit 50  
Dec. 200  
Sub 1.00  
350

Willard Chance  
Rt. 1 Box 91 E  
Chillicothe, AL 35043

The State of Alabama, Shelby County

CIRCUIT COURT

CIVIL ACTION NO. E-806-75

WILLARD CHANCE,

Plaintiff

vs.

ANNIE MAE PHILLIPS CHANCE

Defendant

This cause coming on to be heard, was submitted by Complaint which is styled Petition For Divorce, and on Defendant's Answer and Cross Complaint, to Petition for Divorce, and testimony heard ore tenus in open court, and upon consideration thereof, the Court is of the opinion that the Plaintiff is entitled to the relief prayed for in said bill. The Court being satisfied from all the testimony that there exists such a complete incompatibility of temperament that the parties can no longer live together.

It is therefore ordered, adjudged and decreed by the Court that the bonds of matrimony heretofore existing between the Plaintiff and Defendant be, and the same are hereby dissolved, and that the said Willard Chance is forever divorced from the said

Annie Mae Phillips Chance

for and on account of incompatibility of temperament between the parties.

Continued on page 125

It is further ordered, adjudged and decreed that neither party to this suit shall again marry except to each other until sixty days after the rendition of this decree, and that if appeal is taken within sixty days, neither party shall again marry except to each other during the pendency of said appeal.

It is further ordered that the Plaintiff and the Defendant

be, and they are hereby permitted to again contract marriage upon the payment of the cost of this suit.

It is further ordered that the Plaintiff pay the cost herein to be taxed, for which execution may issue.

This 4th day of March, 1976

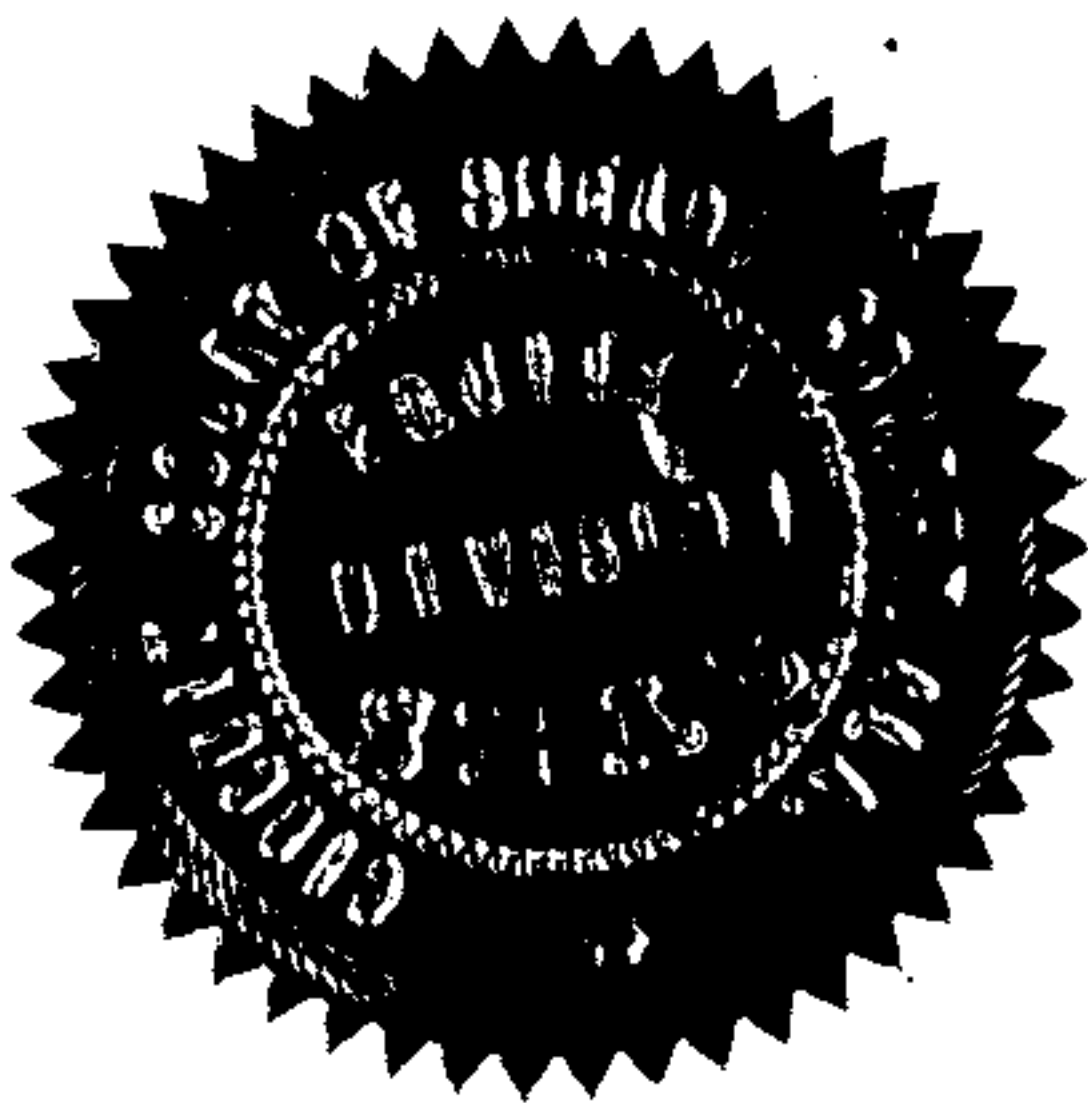
s/ James H. Sharbutt

Judge Circuit Court

Filed in office 4th day of March, 1976

s/ Kyle Lansford

Register.



STATE OF ALABAMA  
SHELBY COUNTY

I, Dan Reeves, Clerk & Register of the Circuit Court of Shelby County, Alabama, hereby certify this to be a true and correct copy of the minute entry in the case of Willard Chance vs. Annie Mae Phillips Chance as the same appears in Divorce Minute Book 4, pages 125 & 128 in my office in Shelby County, Alabama.

Witness my hand and seal this the 26th day of September, 1994.

Dan Reeves, Clerk & Register

WILLARD CHANCE	)	IN THE CIRCUIT COURT OF
PLAINTIFF	)	SHELBY COUNTY, ALABAMA
VS.	)	CASE NO. E-806-75
ANNIE MAE PHILLIPS CHANCE	)	CONTINUED FROM PAGE 128
DEFENDANT	)	DIVORCE DECREE ON SAME

IT IS FURTHER CONSIDERED, ORDERED, ADJUDGED, AND DECREED by the Court that the Defendant, Annie Mae Phillips Chance, shall have the permanent care, custody, and control of Deborah Sue Chance and Clifford Earl Chance, minor children born of the marriage of the Plaintiff and the Defendant subject to the right of the Plaintiff, Willard Chance, to visit with said children at the home of the Defendant for a period of four hours on one day of each week hereafter, and in addition, said children may visit with the Plaintiff at reasonable times and places, provided said children want to and agree to such visitation.

IT IS FURTHER CONSIDERED, ORDERED, ADJUDGED, AND DECREED by the Court that the Plaintiff be, and he is hereby ordered and directed to pay to the Defendant the sum of \$200.00 per month, to be paid in two equal installments, payable on the 1st and 15th days of each month hereafter, beginning March 15, 1976, of which said sum of \$200.00, the sum of \$150.00 per month is designated as alimony and the remaining sum of \$50.00 per month is designated as child support; said \$50.00 per month child support shall be paid by the Plaintiff until such time as the younger of said children, namely, Clifford Earl Chance, either marries, becomes 19 years of age, or becomes employed on a full-time basis, whichever of said events occurs first, and then shall terminate, and at such time, the Court reserves the right to review and redetermine the amount of alimony payments which shall continue, on petition of either the Plaintiff or the Defendant. In any event, such alimony payments to the Defendant shall be terminated if the Defendant should hereafter remarry.

IT IS FURTHER CONSIDERED, ORDERED, ADJUDGED, AND DECREED by the Court that the Defendant be, and she is hereby, awarded full and complete title to the Caprice automobile which is in the possession of the Defendant, and also all household furnishings and appliances which are presently in the possession of the Defendant in the home in which she is now residing.

The Court finds that the Plaintiff has previously delivered to Defendant certain funds, which the Defendant's attorney should be paid from such funds; It is therefore further, considered, ordered, adjudged and decreed by the Court that the Defendant be, and she is hereby ordered and directed, to pay to her attorney from such funds the sum of \$320.00 for the services of said attorney rendered in this cause, which said amount the Court finds and determines to be a reasonable amount for such services.

s/ James H. Sharbutt, Judge



EXHIBIT "F"

STATE OF ALABAMA)  
SHELBY COUNTY )

AFFIDAVIT

Now come the individuals whose names are signed below and after being duly sworn do depose and say as follows:

Willard Chance and Annie Mae Chance were the owners as joint tenants with survivorship of a parcel of property located in Shelby County, Alabama described as follows:

A part of the NE 1/4 of the SE 1/4 of Section 12, Township 21, South, Range 3 West described as follows: Commence at the NE corner of the NE 1/4 of SE 1/4 of said Section 12, and run South 88 deg. 15 min. West 1077 feet: Thence continue South 88 deg. 15 min. West 280 feet, which point is on the North line of said forty acres; thence run South 5 deg. 15 min. East a distance of 1208 feet to point of beginning of lot herein described, which point is on North margin of old paved Montgomery-Birmingham Highway; thence run North 5 deg. 15 min. West a distance of 282 feet to the South boundary of the Alabama Power Company right of Way; thence run East along the South boundary of Alabama Power Company Right of Way 178 feet; thence in a Southerly direction a distance of 318 feet to a point on the North boundary line of said Montgomery Highway, which point is 70 feet Eastwardly from the point of beginning; thence run in a Westerly direction along said highway right of way 70 feet to point of beginning.

MINERAL AND MINING RIGHTS EXCEPTED.

Willard Chance and Annie Mae Chance were divorced by the Circuit Court for Shelby County, Alabama in a decree dated March 4, 1976. Said divorce decree does not mention the existence of the above described property. However, it was the intention of the parties to the divorce at that time that Willard Chance would convey his interest in the property to the parties children, Barbara Ann Chance Goodwin, Deborah Sue Chance and Clifford Earl Chance and that Annie Mae Chance would retain her interest in the property as well as the right to reside in and use the property for her life time. The property was originally purchased by Willard Chance and wife, Annie Mae Chance from G. W. Simpson and wife, Eula Simpson by Warranty Deed dated December 3, 1963 recorded at Book 228 Page 519 in the Probate Court for Shelby County, Alabama. A Deed of Correction was executed on January 24, 1964 and recorded at Book 229 Page 408 in the Probate Court for Shelby County, Alabama. At the time of the divorce between Willard Chance and Annie Mae Chance, a Warranty Deed was executed by Willard Chance conveying the same Parcel of property to Barbara Ann Chance Goodwin and husband Bobby Goodwin, Deborah Sue Chance and Clifford Earl Chance. This deed is dated August 11, 1975 and is recorded at Book



294 Page 8 in the Probate Court for Shelby County, Alabama. It was the intention of Willard Chance to convey his interest in the property belonging to he and his former wife to his children. On August 3, 1983, Bobby Goodwin executed a deed conveying his interest in the property to Barbara Goodwin, Deborah Chance and Clifford Earl Chance. Said deed is recorded at Book 349 Page 255 in the Probate Court for Shelby County, Alabama. The purpose of this deed was to remove his name as an owner of the property in that it was never intended that he be given any ownership interest as was done in the deed recorded at Book 294 Page 8 in the Probate Court for Shelby County, Alabama. Barbara Ann Chance Goodwin is the daughter of Willard Chance and Annie Mae Chance and is married to Bobby Goodwin. Deborah Sue Chance is a single adult and is the daughter of Willard Chance and Annie Mae Chance. Clifford Earl Chance is a married adult and is the son of Willard Chance and Annie Mae Chance and he is married to Darla Chance. Willard Chance is remarried to Dorothy Chance and Annie Mae Chance has not remarried and is a single women. It is the intention and wish of all of the persons signing this affidavit to clear title to the above described property and that the title be vested in Barbara Ann Chance Goodwin, Deborah Sue Chance and Clifford Earl Chance as tenants in common reserving a life estate to Annie Mae Chance to allow her to reside in and/or rent the property or a portion thereof and to have the full use, control, income, and possession of the property for her natural life.

December 29, 1994  
Date

Willard Chance  
Willard Chance

December 29, 1994  
Date

Dorothy Chance  
Dorothy Chance

December 29, 1994  
Date

Annie Mae Chance  
Annie Mae Chance

December 29, 1994  
Date

Clifford Earl Chance  
Clifford Earl Chance

December 29, 1994  
Date

Darla Chance  
Darla Chance

December 29, 1994  
Date

Deborah Sue Chance  
Deborah Sue Chance

Page Three  
Affidavit

Sworn to and subscribed before me this 29th day of  
December, 1994.

Brenda M. Cooke  
Notary Public

Dec. 5, 1994  
Date

Robert A. Goodwin, Jr.  
Bobby Goodwin Robert A. Goodwin, Jr.

Dec. 5, 1994  
Date

Barbara Ann Chance Goodwin  
Barbara Ann Chance Goodwin

Sworn to and subscribed before me this 5th day of  
December, 1994.

Virginia B. Norton  
Notary Public Comm exp. 8-11-95

Inst # 1995-00552

01/06/1995-00552  
11:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
014 MCD 41.50

Inst # 1995-00552