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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Eric Glenn Goodwin

(Address) _____

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS

and the division of the Estate of J. Chester Goodwin, deceased
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Gene Goodwin, a married man; Jimmy Dale Goodwin, a married man; and

Ricky James Goodwin, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Eric Glenn Goodwin and wife, Melanie S. Goodwin

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

J. Chester Goodwin was the surviving grantee of that certain deed recorded in Deed Book 342, Page 906, in the Probate Office of Shelby County, Alabama; the other grantee, Inez Goodwin, having died on or about the 29th day of January, 1990.

The grantors herein comprise all of the heirs at law and next of kin of J. Chester Goodwin, who died intestate on or about the 12th day of September, 2001.

02/21/2002-08651
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DUS MEL 20.50

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, 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 hand(s) and seal(s), this February day of 2002.

WITNESS:

(Seal)

(Seal)

(Seal)

Gene Goodwin (Seal)
Gene Goodwin
Jimmy D. Goodwin (Seal)
Jimmy Dale Goodwin
Ricky James Goodwin (Seal)
Ricky James Goodwin

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gene 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this February day of 2002.

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENTS.

Quint T. Hanson
Notary Public.

Inst # 2002-08651

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JIMMY DALE 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15 day of February, 2002.

Lillian W. Brasher
Notary Public

My commission expires: 12-2-2004

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that RICKY JAMES 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of February, 2002.

Janine Portledge
Notary Public

My commission expires: October 26, 2005

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL II:

Commence at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Southerly along the West line of said 1/4-1/4 Section a distance of 210.0 feet to the point of beginning of parcel herein described; thence turn left 86 degrees 41 minutes 44 seconds and run Easterly and parallel to the North line of said 1/4-1/4 Section a distance of 1105.58 feet to the Westerly right of way line of County Road #55, said point being on a curve to the left, having a central angle of 07 degrees 41 minutes 38 seconds and a 1656.90 foot radius; thence turn right 109 degrees 26 minutes 33 seconds to chord of said curve and run Southwesterly along said right of way line and arc of said curve a distance of 222.50 feet; thence turn right 70 degrees 33 minutes 27 seconds from chord of said curve and run Westerly a distance of 1019.47 feet to the West line of said 1/4-1/4 Section; thence turn right 86 degrees 41 minutes 44 seconds and run Northerly along the West line of said 1/4-1/4 Section a distance of 210.0 feet to the point of beginning.

According to survey of Gregory E. Day, RLS #16166, dated January 11, 2002.

Inst # 2002-08651

02/21/2002-08651
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO3 MEL 20.50