



20060630000314710 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/30/2006 08:45:56AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
Post Office Box 310
Moody, Alabama 35004

Send Tax Notice To:
P.O. Box 431
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eleven Thousand Two Hundred Four and 43/100 Dollars (\$ 11,204.43) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Ricky James Goodwin, an unmarried man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Wayne Tucker** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW1/4 of the NE1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:
Beginning at the SW corner of Block 30, Section 19, Township 18 South, Range 2 East; thence easterly along the South line of said Block 30, 140.2 feet to the center of the road known as Pumpkin Swamp Road; thence 64 deg. 12' to the left, 550.75 feet along the center line of said road; thence 115 deg. 48' to the left 387 feet to the West line of Block 30; thence 90 deg. 48' 15" to the left and South to the West line of said Block 30, 495.9 feet to the point of beginning; being part of Block 30 in Section 19, in Birmingham Acreage Company's Survey \$11,204.43 of the above recited consideration was paid by mortgage loan executed 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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30 day of May, 2006.

Ricky James Goodwin
Ricky James Goodin



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STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ricky James Goodwin, whose name(s) 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 30 day of May, 2006.

Janet K. Hansen
Notary Public

My Commission Expires: 6/1/06