

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Randy Goodwin
349 Waterford Cove Trail
Calera, AL 35040

WARRANTY DEED

20080404000137940 1/1 \$51.00
Shelby Cnty Judge of Probate, AL
04/04/2008 01:56:57PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Forty Thousand Dollars and Zero cents (\$40,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Marjorie Hester Gunn, a married woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Randy Goodwin (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 12, 13, 14, 15, 16, 17, 18 and 19 in Block 45, according to J. H. Dunstan's Map of the Town of Calera, Alabama, recorded in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

NONE OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

GRANTOR HEREIN IS THE ONLY HEIR-AT-LAW OF H. R. HESTER, DECEASED, WHO DIED ON OR ABOUT Oct 28, 1977

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HER SPOUSE.

TO HAVE AND 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 have hereunto set my hand(s) and seal(s), this 22 day of Feb, 2008.

(SEAL)

X Marjorie Hester Gunn (SEAL)
MARJORIE HESTER GUNN

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Shelby County, AL 04/04/2008
State of Alabama

Deed Tax: \$40.00

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Marjorie Hester Gunn, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of Feb, 2008.

Linda Neal
Notary Public

My Commission Expires: _____

