

This instrument was prepared by:  
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**P.O. Box 822**  
**Columbiana, Alabama 35051**

20081219000471780 1/1 \$60.50  
Shelby Cnty Judge of Probate, AL  
12/19/2008 03:24:17PM FILED/CERT

Send Tax Notice to:  
**William E. Goodwin**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FORTY-NINE THOUSAND, ONE HUNDRED SIXTY-SEVEN AND NO/100 DOLLARS (\$49,167.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **SEAN WOMACK, a married man, (herein referred to as grantor)** grant, bargain, sell, and convey unto **WILLIAM E. GOODWIN and AURELIA F. GOODWIN (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the intersection of the East line of Adams Ferry Road and the South line of the SW 1/4 of the NE 1/4 of Section 34, Township 24 North, Range 15 East, and run northerly along the East line of Adams Ferry Road a distance of 580 feet, more or less, to its intersection with an unnamed paved road; thence turn right and run southerly along the West line of said unnamed paved road a distance of 115 feet, more or less; thence turn left and run East to the East line of said unnamed paved road, thence continue easterly along the South line of the Richard Kendrick lot a distance of 64.04 feet, more or less, to the West line of the Sherron Gill lot; thence turn right and run southerly along the Gill lot and the Martha G. Babb lot a distance of 245 feet; thence continue southeasterly along the West line of the Susan M. Gill lot a distance of 120 feet, more or less, to the Southwest corner of the Gill lot; thence turn left and run easterly along the South line of the Gill lot a distance of 118.36 feet, more or less, to the West line of the Darrell D. Hyche lot; thence turn right and run southerly along West line of the Hyche lot and the Robert M. Grimes lot a distance of 130 feet, more or less, to the South line of said 1/4-1/4 section; thence turn right and run West along the South line of said 1/4-1/4 section to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 24 day of August, 2005.

Shelby County, AL 12/19/2008  
State of Alabama

Deed Tax: \$49.50

  
**SEAN WOMACK**

STATE OF ALABAMA  
COUNTY OF Jefferson )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **SEAN WOMACK**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of August, 2005.

**MY COMMISSION EXPIRES**  
**AUGUST 6, 2008**

My commission expires:

  
Notary Public

