

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Susan L. Goodson
1024 Colonial Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty thousand and 00/100 (\$130,000.00) Dollars, (the entire amount of which is paid from the proceeds of a purchase money mortgage in the amount of \$130,591.00 executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Etoile D. Roberson, a widow, by her Attorney in Fact, Brian J. Roberson (herein referred to as grantors) do grant, bargain, sell and convey unto Susan L. Goodson (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 31, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, page 84 A & B, in the Probate Office of Shelby County, Alabama.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.


Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 8-30, 2013

_____(SEAL)

Etoile D. Roberson by 
as agent of attorney in fact (SEAL)
Etoile D. Roberson, a widow, by her Attorney
in Fact, Brian J. Roberson

STATE OF ALABAMA
Jefferson COUNTY }

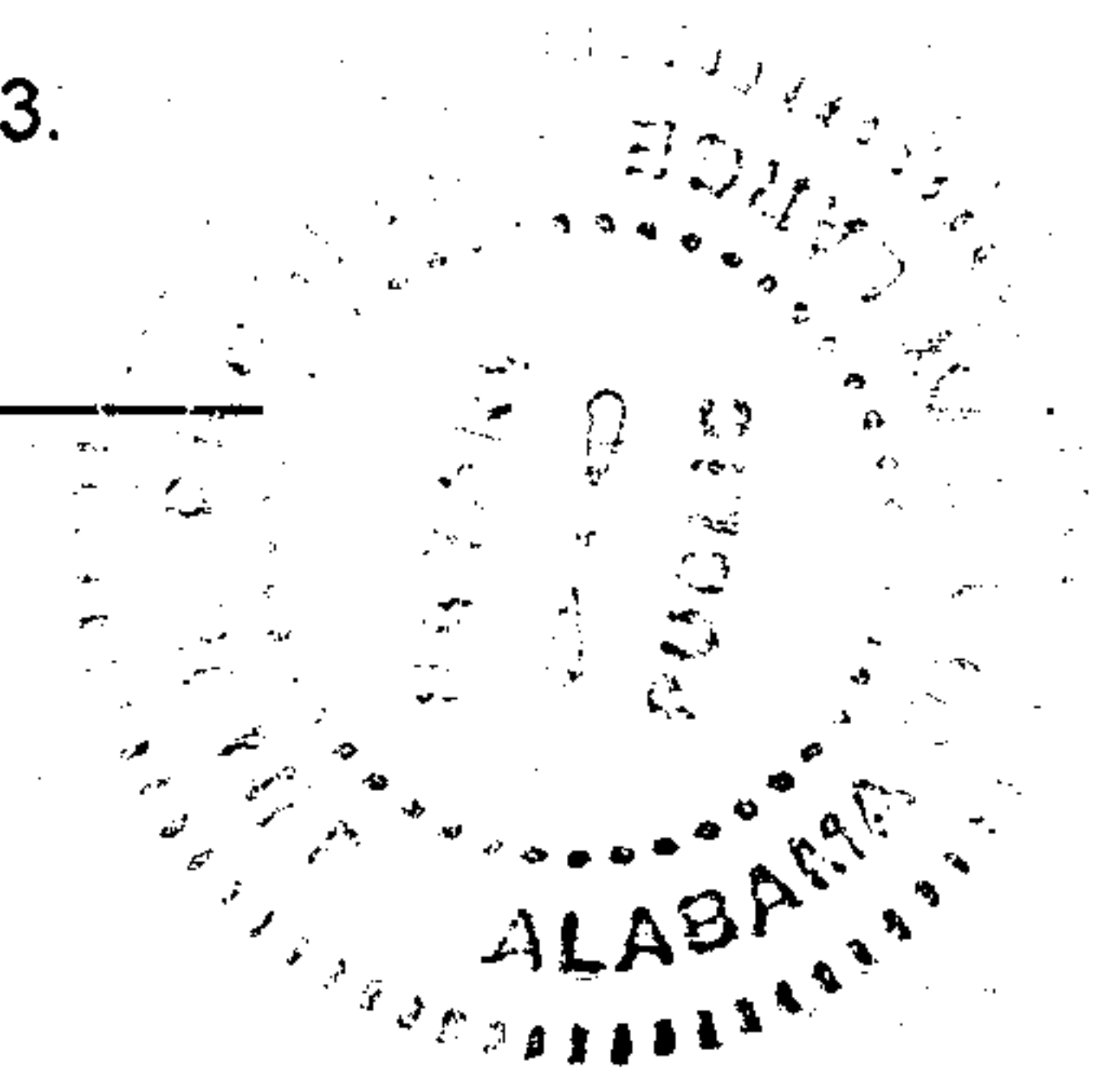
I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Brian J. Roberson, whose name as Attorney-in-Fact for Etoile D. Roberson, a widow, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.


Given under my hand and office seal this the 30 day of August, 2013.

My commission expires: Jan 19th 2014

Julie Cusier
Notary Public

Shelby County, AL 09/04/2013
State of Alabama
Deed Tax: \$2.50




20130904000359870 1/2 \$19.50
Shelby Cnty Judge of Probate: AL
09/04/2013 01:27:56 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Etoile D. Roberson
Mailing Address 208 7th Ave SE
Cullman, AL 35055

Grantee's Name Susan L. Goodson
Mailing Address 1341 Brown Circle
Alabaster, AL 35007

Property Address 1024 Colonial Drive
Alabaster, AL 35007

Date of Sale 8-30-13
Total Purchase Price \$ 130,000.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/30/13

Print Etoile D. Roberson by Brian J. Roberson
as AIF

Sign Etoile D. Roberson by [Signature]
as agent or attorney in fact

☐ Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130904000359870 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
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