

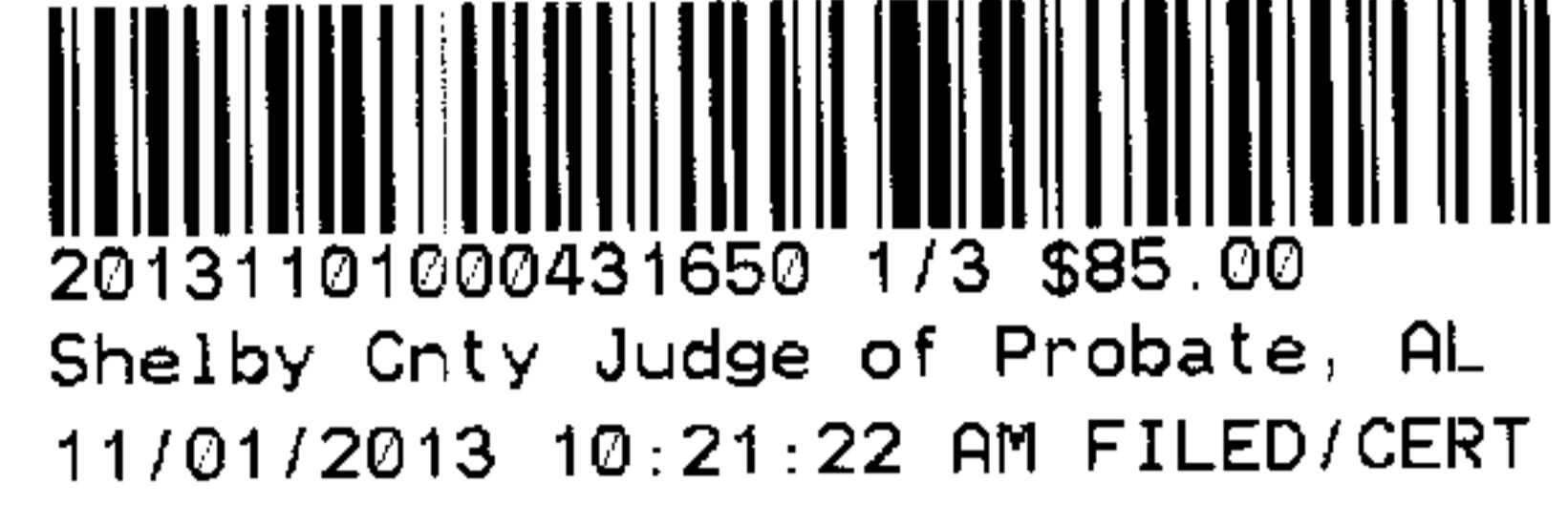
Send tax notice to:  
Carolyn C Goodall  
1914 Omaha Drive  
Helena, AL 35080

This instrument prepared by:  
James R. Moncus, Jr., LLC  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Love and other good and valuable consideration, in hand paid to the undersigned, **Carolyn C. Goodall, An Unmarried Woman**, (hereinafter referred to as the "Grantor") by **Carolyn C. Goodall and Tammy T. O'Shields**, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 58, according to the Survey of Dearing Downs, Ninth Addition, Phase I, as recorded in Map Book 11, Page 87, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantors herein described.
5. Current Mortgage indebtedness.

**Carolyn C. Goodall being the surviving grantee of that certain Warranty Deed dated October 26, 2001 and recorded in Instrument Number 2001-47191, in the Probate Office of Shelby County, Alabama. A. Gordon Goodall, Jr. having died July 25, 2011.**

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 30<sup>th</sup> day of ~~September~~ October, 2013.

Carolyn C. Goodall  
Carolyn C. Goodall

STATE OF ALABAMA     )  
                                  :  
JEFFERSON COUNTY    )

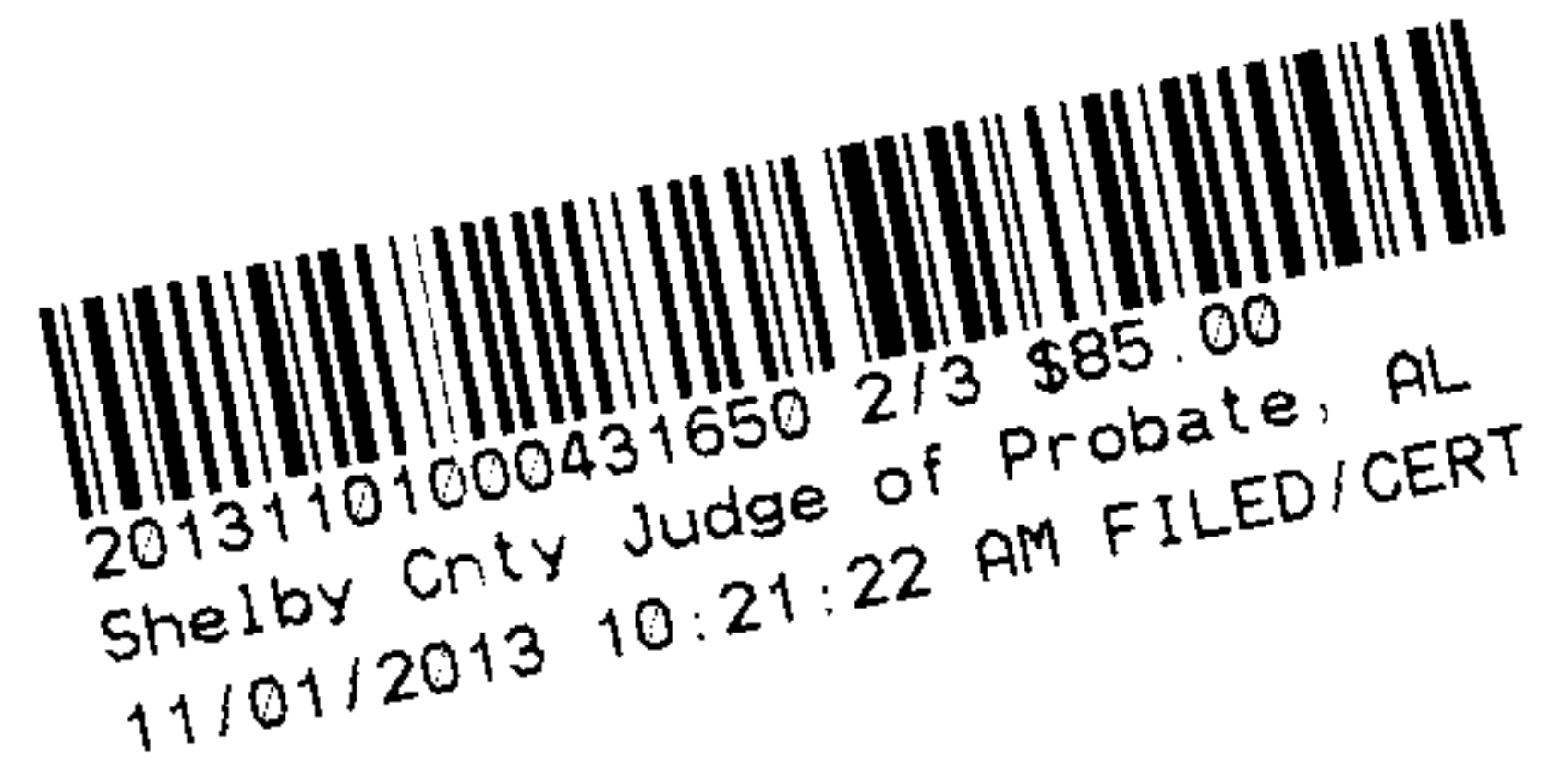
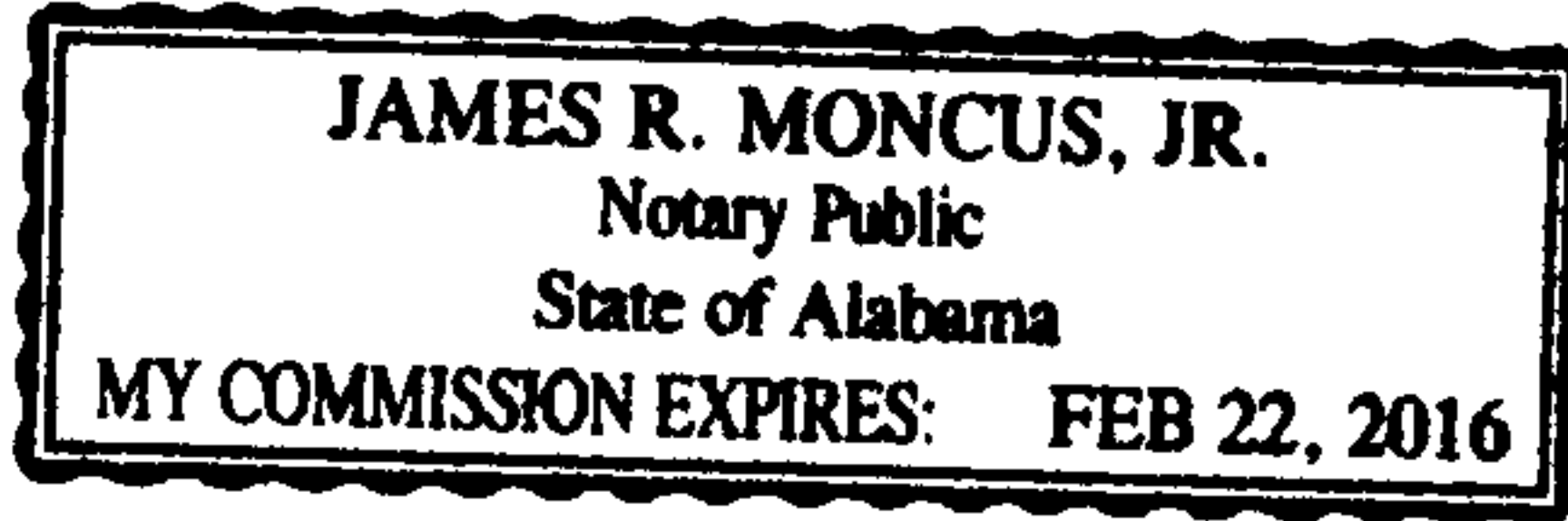
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carolyn C. Goodall, an Unmarried Woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of ~~September~~ October, 2013.

[Signature]  
Notary Public -

[NOTARIAL SEAL]

My Commission expires: 2/22/16



Real Estate Sales Validation Form

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

Grantor's Name Carolyn C. Goodall  
Mailing Address 1914 Omaha Dr.  
Helena, AL 35080

Grantee's Name Carolyn C. Goodall  
Mailing Address TAMMY T. O'Shields  
1914 Omaha DR.  
Helena, AL 35080

Property Address 1914 Omaha Dr.  
Helena, AL 35080

Date of Sale 9/18/13  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 129,800 1/2 = 104,900.

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 tax info sheet

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 9/18/13

Print James R. Moncus, Jr.

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

