

Send tax notice to:

JOHN SCOTT GOODWIN
LOT 4 MOUNTAIN OAKS
STERRETT, ALABAMA, 35147

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2014270

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES E. MITCHELL, JR and SYLVIA MITCHELL, HUSBAND AND WIFE **whose mailing address is:**

840 Fairfax Dr, Fairfield, AL 35064

(hereinafter referred to as "Grantors") by JOHN SCOTT GOODWIN and SHANNON PAIGE JOHNSON GOODWIN **whose mailing address is:**

218 Arbor Court Sterrett, AL 35174

(hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF MOUNTAIN OAKS, AS RECORDED IN MAP BOOK 10, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN SHELBY REAL 110, PAGE 555.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 139, PAGE 116 AND SHELBY REAL 183, PAGE 241.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN DEED BOOK 228, PAGE 439 AND DEED BOOK 228, PAGE 440.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


20140709000207500 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
07/09/2014 10:27:56 AM FILED/CERT

Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$50.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24th day of June, 2014.

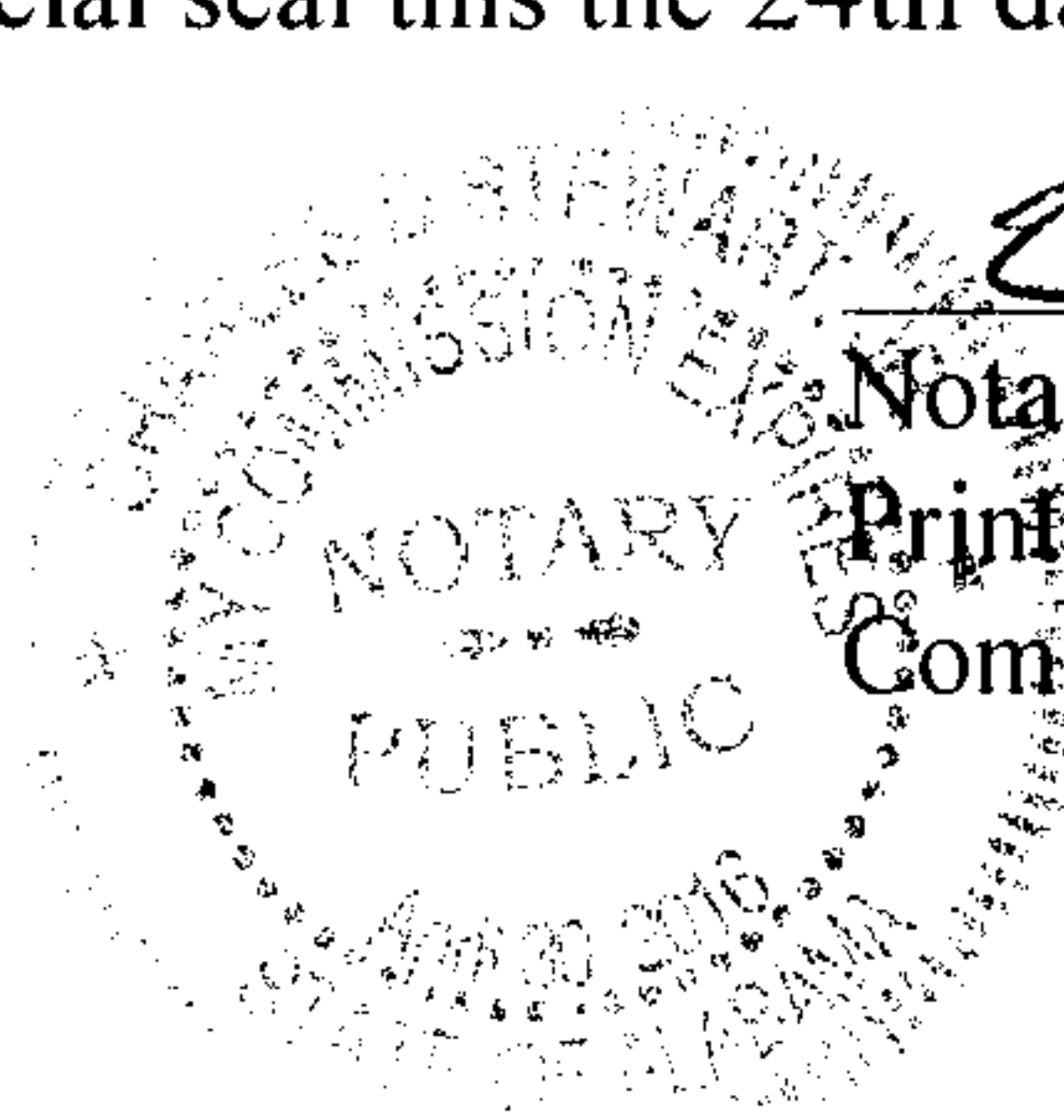

JAMES E. MITCHELL, JR

SYLVIA MITCHELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES E. MITCHELL, JR and SYLVIA MITCHELL, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 2014.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 8-30-16


20140709000207500 2/2 \$67.00
Shelby Cnty Judge of Probate, AL
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