

This Instrument was Prepared by:

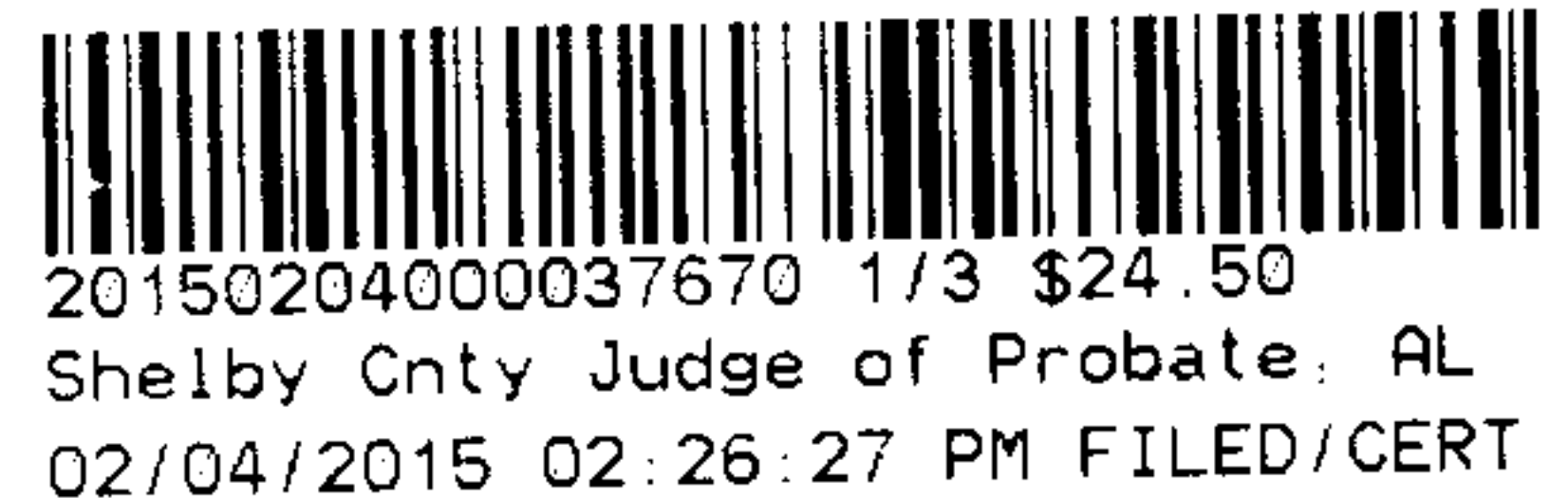
Send Tax Notice To: Larry Scott Corley

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

100 Hwy 414
Wiltsville, AL 35186

File No.: MV-14-21889

WARRANTY DEED



State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Five Thousand Dollars and No Cents (\$235,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Judy A. Goodwin and Tracy Mullinax, as Trustee of the Judy A. Goodwin 2010 Revocable Trust, dated February 16, 2011**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Larry Scott Corley**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$230,743.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of January, 2015.

Judy A. Goodwin, Trustee of the Judy A. Goodwin 2010 Revocable Trust, dated Feb 16 2011
Tracy Mullinax, Trustee of the Judy A. Goodwin 2010 Revocable Trust, dated Feb 16, 2011
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State of Alabama

County of Shelby

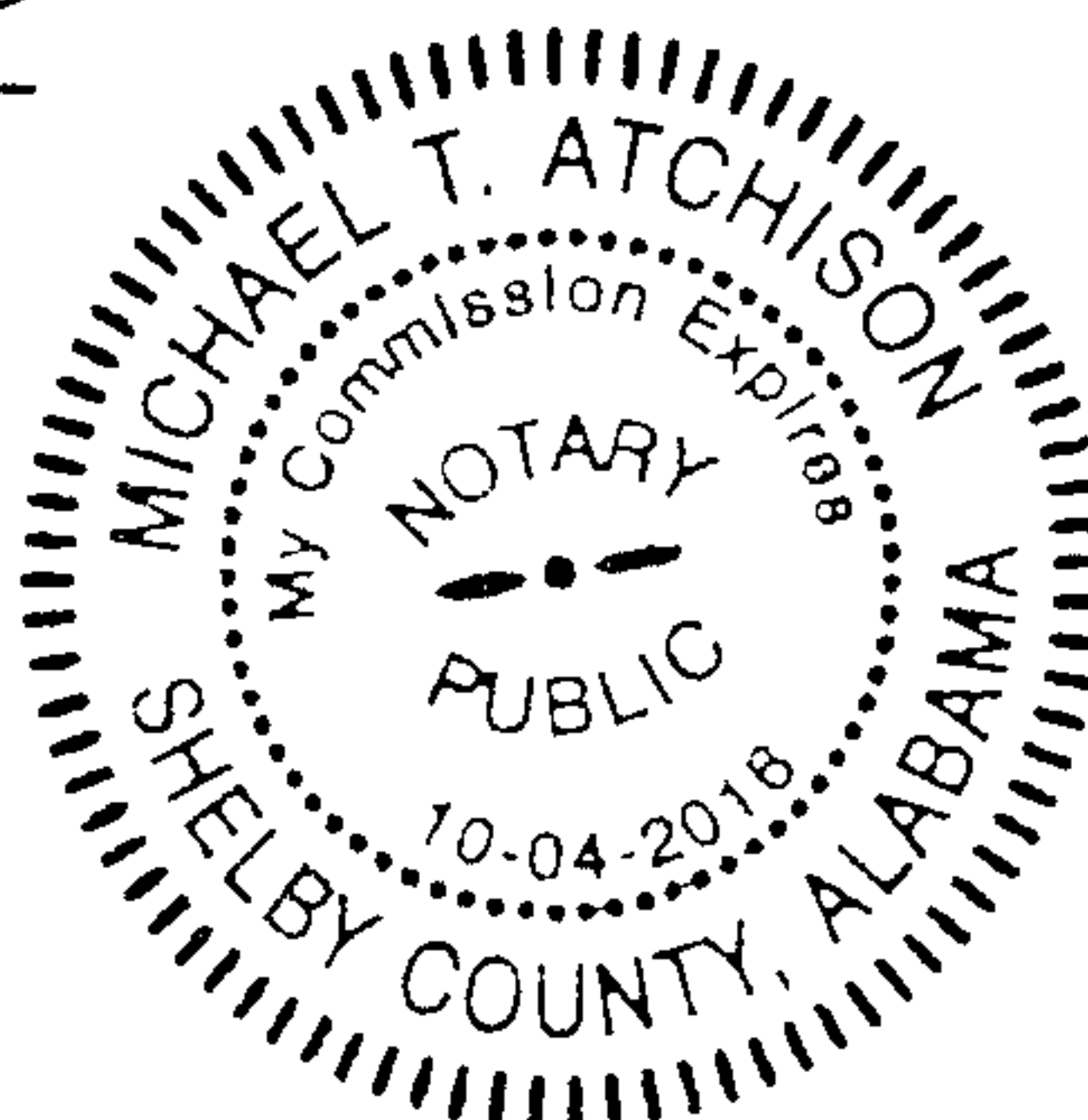
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Judy A. Goodwin and Tracy Mullinax, as Trustee of the Judy A. Goodwin 2010 Revocable Trust, dated February 16, 2011, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2015.

Mike T. Atchison
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



Shelby County, AL 02/04/2015
State of Alabama
Deed Tax: \$4.50

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Northwest corner of Lot 26 of Walters Cove, First Sector as recorded in Map Book 5, Page 22, in the Office of the Probate Judge, Columbiana, Alabama; thence Southwesterly along the South right of way line of Ray Drive, a distance of 300.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and proceed a distance of 190.00 feet to a point on the north edge of a constructed channel; thence turn an angle of 90 degrees 00 minutes to the left and proceed along the said north edge of the channel a distance of 200.00 feet to a point; thence turn an angle of 17 degrees 26 minutes to the left and continue along the said edge of the channel, a distance of 74.90 feet to a point (being the southwest corner of the said Lot 26 of Walters Cove, First Sector); thence turn an angle of 62 degrees 50 minutes to the left and run along the West boundary of the said Lot 26, a distance of 170.00 feet to the point of beginning.

According to the survey of Olden G. Webb, III, dated January 31, 2001.



20150204000037670 2/3 \$24.50
Shelby Cnty Judge of Probate, AL
02/04/2015 02:26:27 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 | <u>Judy A Goodwin and Tracy Mullinax, as Trustee of the Judy A. Goodwin 2010 Revocable Trust</u> | Grantee's Name | <u>Larry Scott Corley</u> |
| Mailing Address | <u>100 Hwy 414 Wilsonville, AL 35186</u> | Mailing Address | <u>100 Hwy 414 Wilsonville, AL 35186</u> |
| Property Address | <u>100 Hwy 414 Wilsonville, AL 35186</u> | Date of Sale | <u>1-30-15</u> |
| | | Total Purchase Price | <u>\$235,000.00</u> |
| | | 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


20150204000037670 3/3 \$24.50
Shelby Cnty Judge of Probate, AL
02/04/2015 02:26:27 PM FILED/CERT

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 of 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 1-30-15

Print Mike T. Atchison

Unattested

AC
(verified by)

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