

This Instrument was Prepared by:

Send Tax Notice To: Amanda Shea Goodwin

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

163 Broadmoor Ln.
Alabaster, AL 35007

File No.: S-16-23229

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)**, 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, **John N. Deaver and Angela S. Deaver**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Amanda Shea Goodwin**, (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

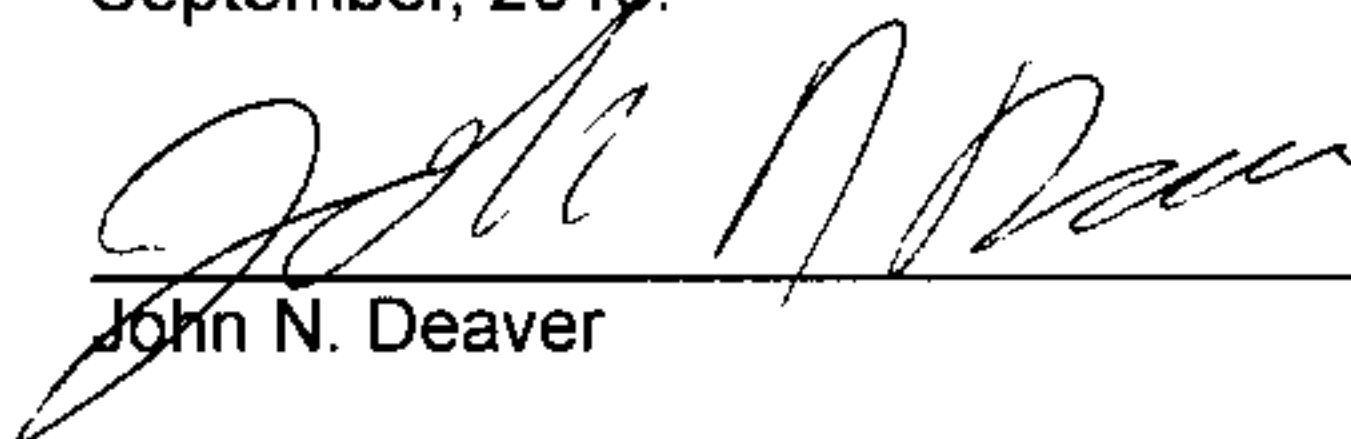
Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

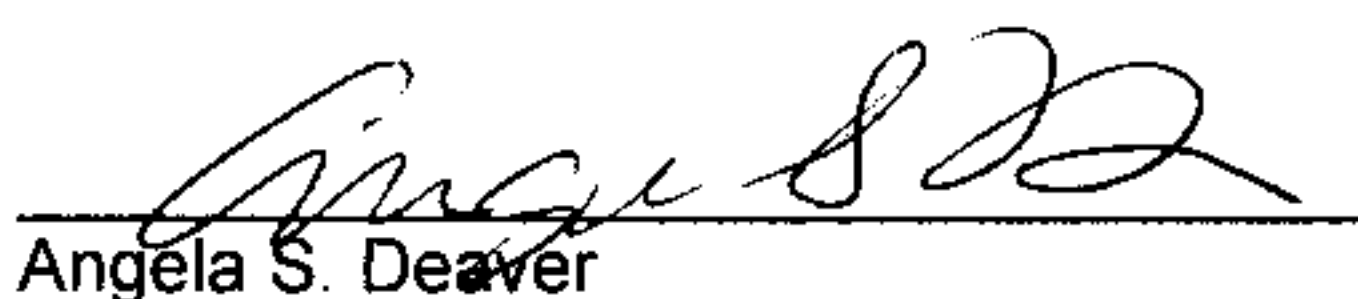
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 8th day of September, 2016.


John N. Deaver

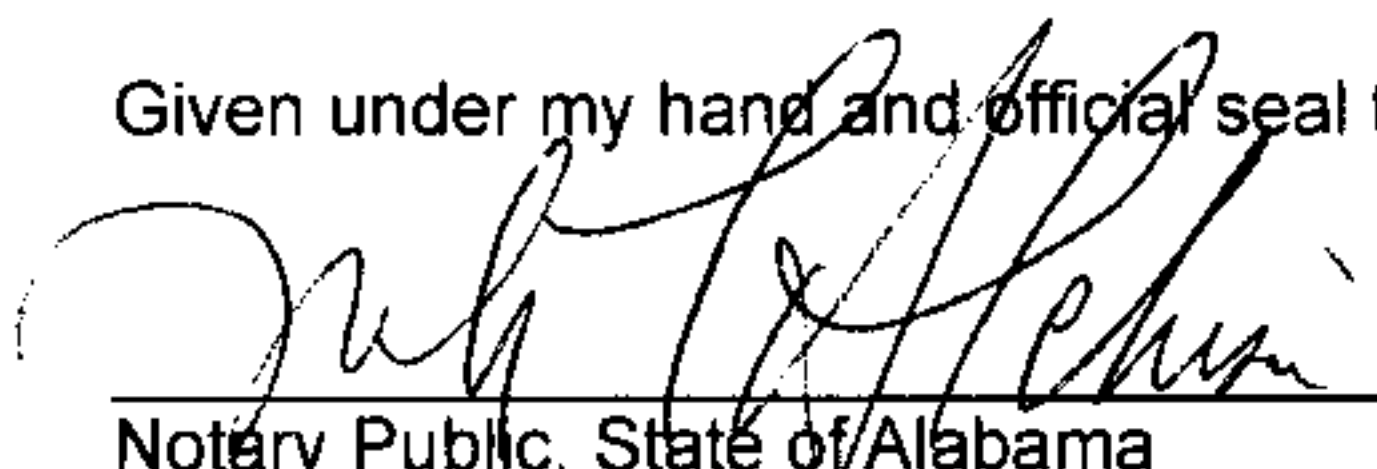

Angela S. Deaver

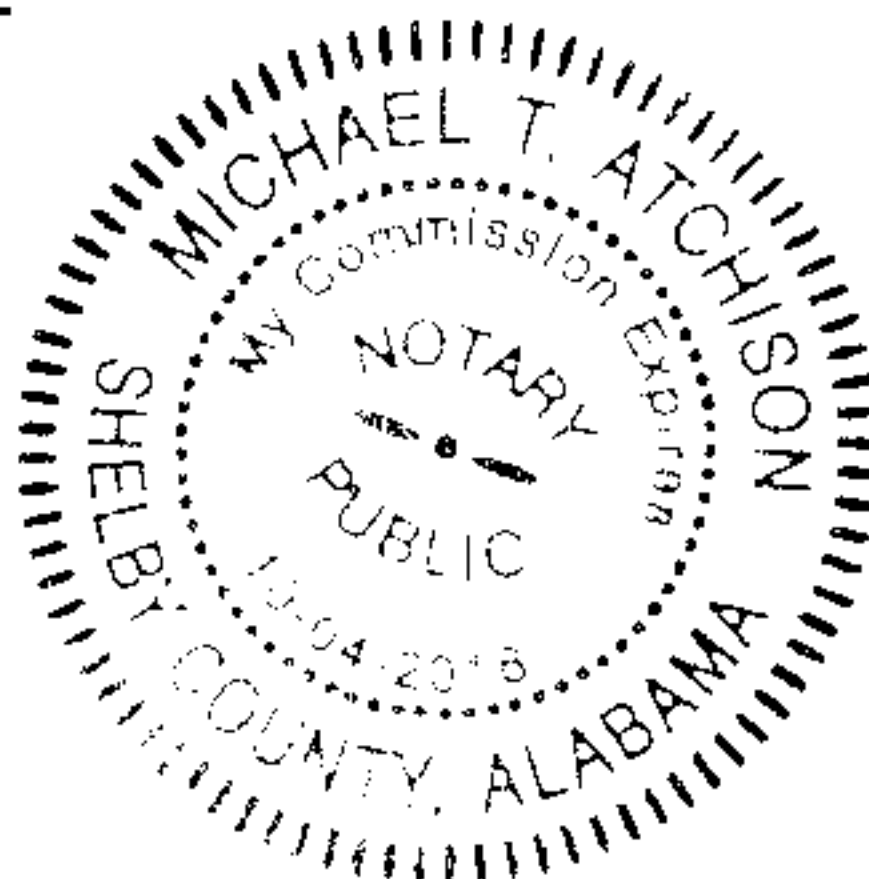
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John N. Deaver and Angela S. Deaver, 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 8th day of September, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016




20160913000331390 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
09/13/2016 07:59:35 AM FILED/CERT

Shelby County, AL 09/13/2016
State of Alabama
Deed Tax: \$85.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 23, Township 21 South, Range 1 West; thence run North 28 degrees 16 minutes West a distance of 273.65 feet to a point; thence turn an angle of 65 degrees 57 minutes to the left and run South 85 degrees 47 minutes West a distance of 300.95 feet to a point; thence turn an angle of 91 degrees 53 minutes to the right and run North 2 degrees 20 minutes West a distance of 164.13 feet to the point of beginning of the parcel of land herein described; thence continue North 2 degrees 20 minutes West a distance of 85.0 feet to a point; thence turn an angle of 88 degrees 30 minutes to the right and run North 86 degrees 10 minutes East a distance of 189.86 feet to a point; thence turn an angle of 84 degrees 30 minutes to the right and run South 9 degrees 20 minutes East a distance of 85.0 feet to a point; thence turn an angle of 95 degrees 23 minutes to the right and run South 86 degrees 03 minutes to the West a distance of 200.30 feet to the point of beginning, said parcel of land is lying in the City of Columbiana; being located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.



20160913000331390 2/3 \$106.00
Shelby Cnty Judge of Probate, AL
09/13/2016 07:59:35 AM 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 John N. Deaver
Angela S. Deaver

Grantee's Name Amanda Shea Goodwin
163 Broadmoor Ln

Mailing Address x 1119 Colonial Dr
Alabaster, AL 35007

Mailing Address Alabaster AL 35007

Property Address 319 Main St.
Columbiana, AL 35051

Date of Sale September 08, 2016
Total Purchase Price \$85,000.00



20160913000331390 3/3 \$106.00
Shelby Cnty Judge of Probate, AL
09/13/2016 07:59:35 AM FILED/CERT

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 September 07, 2016

Print John N. Deaver

Unattested

Sign
(Grantor/Grantee/Owner/Agent) circle one

(verified by)