

Send tax notice to:
HAROLD MEHERG
106 SHORE FRONT LANE
WILSONVILLE, AL 35186

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

STATE OF ALABAMA
Shelby COUNTY

2016710

WARRANTY DEED

**20161201000439390
12/01/2016 02:17:32 PM
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Five Thousand and 00/100 Dollars (\$385,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, RALPH E. GOODWIN, III and KIRSTIE L. GOODWIN, HUSBAND AND WIFE **whose mailing address** is: 569 Polo Way, Chelsea, AL 35043 (hereinafter referred to as "Grantors") by HAROLD MEHERG AND CAROL D. MEHERG **whose property address** is: 106 SHORE FRONT LANE, WILSONVILLE, AL, 35186 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 123, ACCORDING TO THE MAP AND SURVEY OF FINAL PLAT OF LAKEWOOD, PHASE 1, RECORDED IN MAP BOOK 33, PAGE 19, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA..

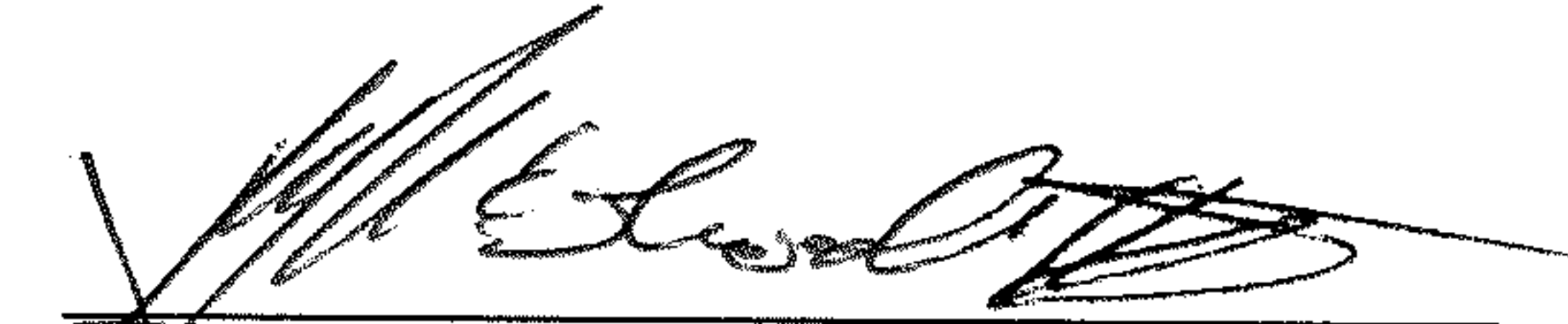
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO WHETHER OR NOT APPEARING OF PUBLIC RECORD, INCLUDING THOSE RECORDED IN INSTRUMENT #1997/9552.
3. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Final Plat Lakewood, Phase 1, recorded in Map Book 33, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Riparian or water rights, claims, or title to water whether or not shown by the public records.
5. Underground Communications Line Easement to Level 3 Communications, LLC, as recorded in Instrument # 2000-00007.
6. Reservation of personal license to transverse property granted to John T. Mewborn during his lifetime as set out in Instrument #1998-43780.
7. Easement to Shelby County for public roadway as recorded in Instrument #1999-25487.

\$308,000.00 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of November, 2016.

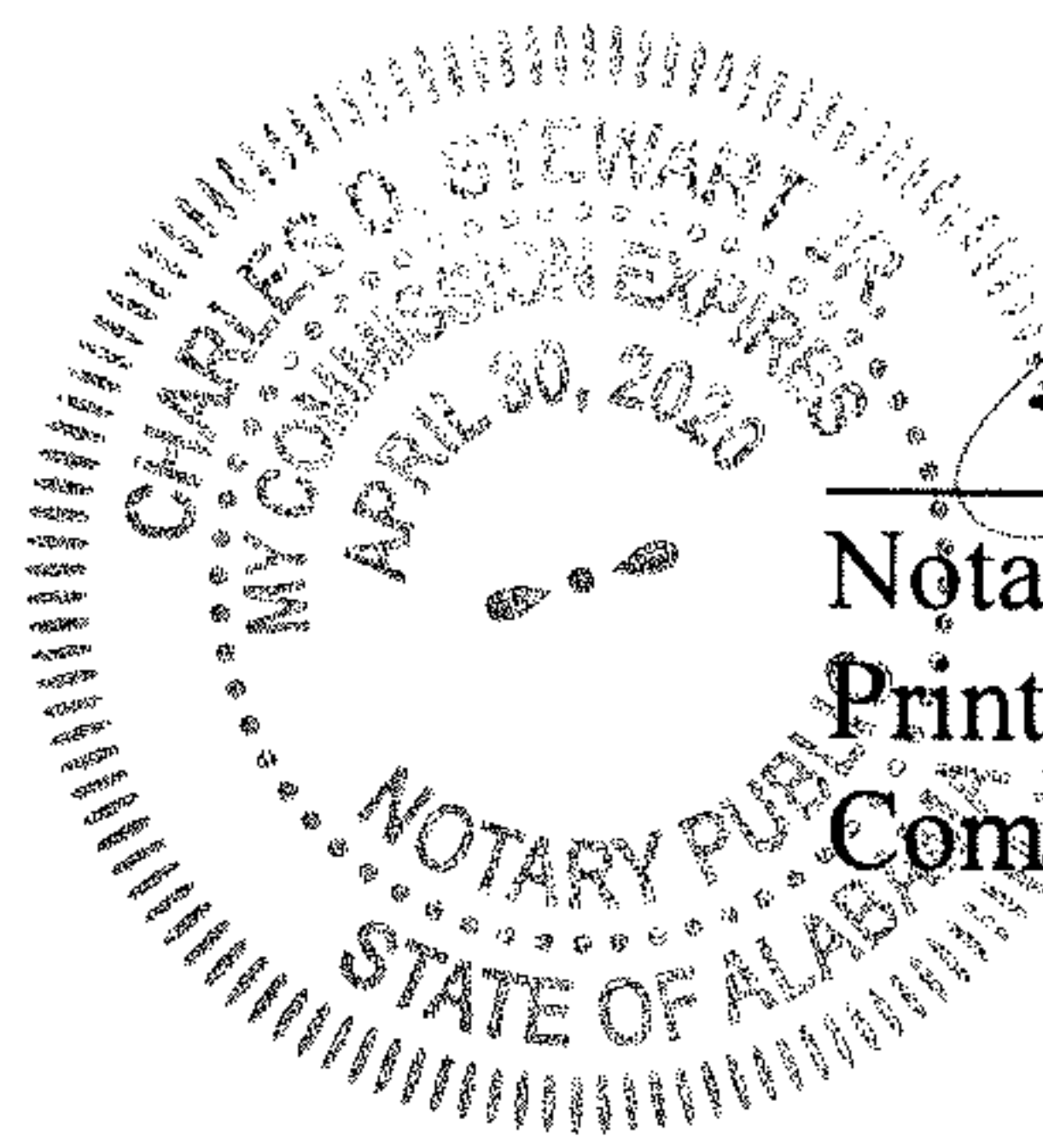

RALPH E. GOODWIN, III

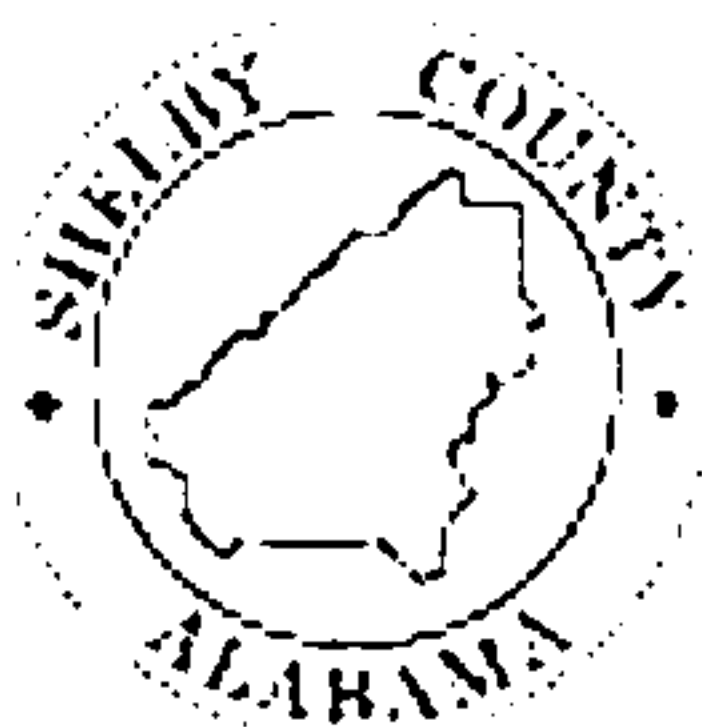

KIRSTIE L. GOODWIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RALPH E. GOODWIN, III and KIRSTIE L. GOODWIN whose name(s) is/are signed to the foregoing instrument, and who is/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 30th day of November, 2016.


Notary Public
Print Name: Charles O. Stewart, Jr.
Commission Expires: 4 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 02:17:32 PM
\$95.00 CHERRY
20161201000439390

