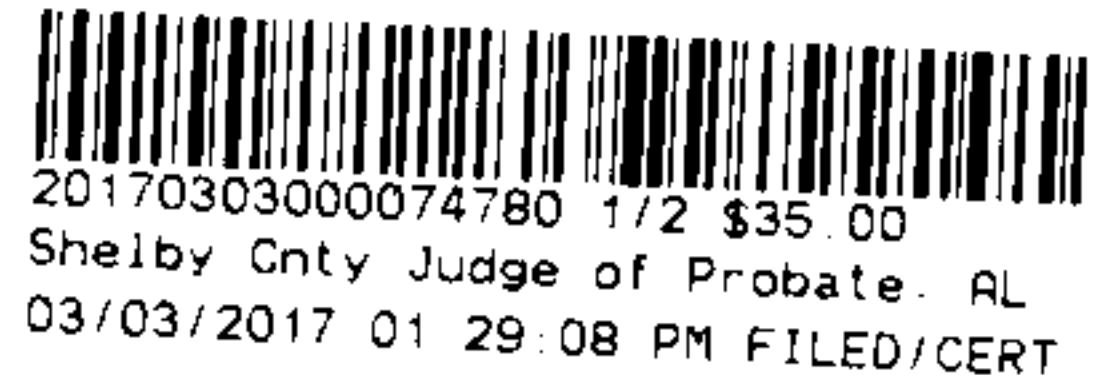


This instrument was prepared by
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126
FOR NREIS

Send Tax Notice To:
Michael Wayne and Amy Goodlin
1321 Sequoia Trail
Alabaster, Alabama 35007

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED SIXTY EIGHT THOUSAND NINE HUNDRED AND 00/100 (\$168,900.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**JONATHAN EIDSON,
AND WIFE**

AND GINA EIDSON, HUSBAND

(herein referred to as grantors) do, grant, bargain, sell and convey unto

MICHAEL WAYNE GOODLIN AND AMY GOODLIN

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF NAVAJO HILLS, 8TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES.


SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

\$ 152,010⁰⁰ OF THE ABOVE PROCEEDS WERE DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANESOUSLY HEREWITH.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of MARCH, 2017.



JONATHAN EIDSON (SEAL)


GINA EIDSON (SEAL)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JONATHAN EIDSON AND GINA EIDSON, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2 day of MARCH, 2017.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/18/2017

Real Estate Sales Validation Form

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

Grantor's Name Jonathan Eidson
Gina Eidson
Mailing Address 1321 Sequoia Trl
Alabaster, AL 35007
Property Address 1321 Sequoia Trail
Alabaster, AL 35007

Grantee's Name Michael Wayne Goodlin
Amy Goodlin
Mailing Address 8436 Lawley Ave
Leeds, AL 35094
Date of Sale March 02, 2017
Total Purchase Price \$168,900.00
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 March 01, 2017

Print Amy L Burge

Unattested

Sign

Amy L Burge

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170303000074780 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
03/03/2017 01:29:08 PM FILED/CERT

Form RT-1