

**Prepared By**

Rita J. Goodwin  
345 Starboard Drive  
Shelby, Alabama  
35143

**After Recording Return To**

Donald G. Goodwin  
345 Starboard Drive  
Shelby, Alabama  
35143



20170424000138500 1/3 \$61.00  
Shelby Cnty Judge of Probate, AL  
04/24/2017 09:50:28 AM FILED/CERT

Space Above This Line for Recorder's Use

**ALABAMA GENERAL WARRANTY DEED**

State of Alabama

SHELBY County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Jimmy R. Horton, a Married individual, residing at 50 MISSOURI ROAD SHELBY, AL 35143

The receipt whereof is hereby acknowledged, the undersigned hereby grants, bargains, and sells to Donald Goodwin, a single individual, residing at 345 Starboard Drive, Shelby, Alabama, 35143 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lots 2 thru 8, both inclusive, Block 5, according to Glasscock's Subdivision of Spring Creek according to the survey of J. R. McMillan dated August 19, 1957, which said map of Glasscock's Subdivision of Spring Creek is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, page 23. Also the right of ingress and egress and free right to use the launching area for said subdivision for the purpose of launching their boat therefrom, if any such rights exist for the grantor herein. Subject to: 1. Advalorem taxes due and payable October 1, 1986.

2. Easements, exceptions, reservations and restrictions of record, if any. This property is not the homestead of Jimmy R. Horton, nor his spouse.

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Shelby County, AL 04/24/2017  
State of Alabama  
Deed Tax: \$40.00

Jimmy R Horton Date April 14th 2017  
**Grantor's Signature**  
Jimmy R. Horton  
7836 Bradford Road, Pinson, Alabama, 35126



20170424000138500 2/3 \$61.00  
Shelby Cnty Judge of Probate, AL  
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In Witness Whereof,

Gerrie N. Thomas Date April 14th 2017  
**Witness's Signature**

GERRIE N. THOMAS  
Name of Witness

403 Wallace Dr  
Street Address

Shelby, AL, 35143  
City, State, Zip Code

James R. Thomas Date April 14th 2017  
**Witness's Signature**

JAMES R. THOMAS  
Name of Witness

403 Wallace Dr  
Street Address

Shelby, AL, 35143  
City, State, Zip Code

# Real Estate Sales Validation Form

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

Grantor's Name Jimmy R. Goodwin  
Mailing Address 50 Missouri Road  
Shelby, AL 35143

Grantee's Name Donald G. Goodwin  
Mailing Address 345 Starboard Drive  
Shelby, AL 35143

Property Address 345 Starboard Dr.  
Shelby, AL 35143

Date of Sale 4-13-2017

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$39,540



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Shelby Cnty Judge of Probate, AL  
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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 Tax Asses

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 or 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 4-23-17

Print R. H. J. Goodwin

☒ Unattested

Karen Melsen  
(verified by)

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

circle one

Form RT-1