

This Instrument was Prepared by:

Send Tax Notice To: Laura L. Maloy

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

1231 Hwy 99
Shelby AL 35143

File No.: MV-17-23770

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Eight Thousand Dollars and No Cents (\$168,000.00)**, 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, **Joseph K. Goodwin and Judy K. Goodwin**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Laura L. Maloy**, (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

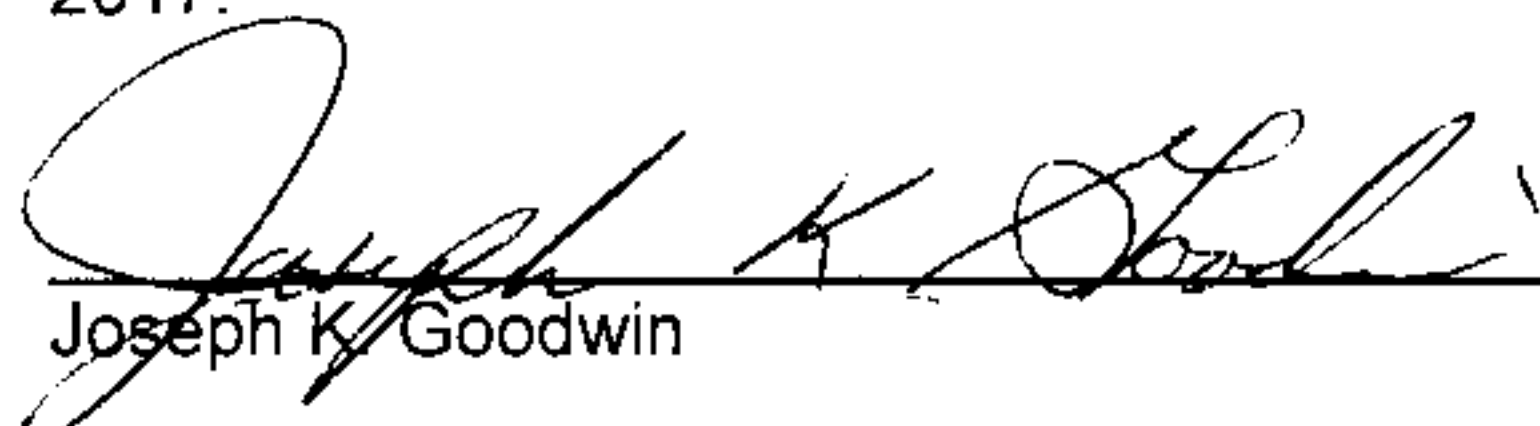
Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$169,696.00 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 15th day of May, 2017.


Joseph K. Goodwin

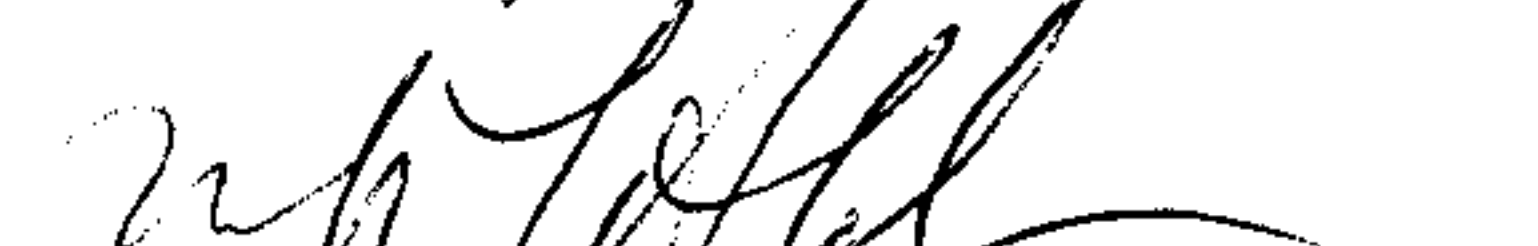

Judy K. Goodwin

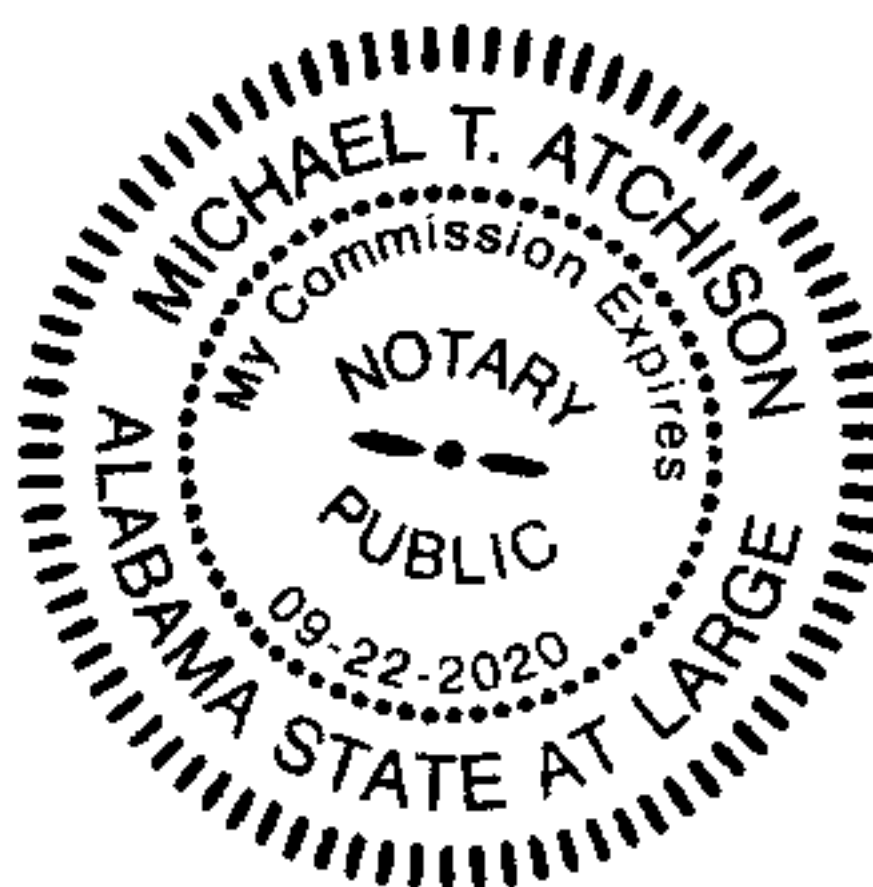
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Joseph K. Goodwin and Judy K. Goodwin, 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 15th day of May, 2017.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20170518000172430 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
05/18/2017 09:07:53 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 15 East; thence run North along the West line of said 1/4 - 1/4 for 589.21 feet; thence 92 degrees 43 minutes 40 seconds right run 109.09 feet to the point of beginning; thence continue last described course for 352.94 feet to the Westerly right of way of Shelby County Highway #99; thence 78 degrees 21 minutes 36 seconds right run Southeasterly along said right of way for 180.0 feet; thence 101 degrees 38 minutes 24 seconds right run West for 388.87 feet; thence 89 degrees 46 minutes 36 seconds right run 176.30 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 2:

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 24 North, Range 15 East; thence run North along West line of said Quarter-Quarter Section a distance of 412.91 feet to the point of beginning; thence continue along said West line a distance of 176.30 feet to a point; thence 92 degrees 43 minutes 40 seconds right and run 108.9 feet to a point; thence run Southerly parallel to the West line of said Quarter-Quarter Section 176.30 feet to a point; thence 92 degrees 43 minutes 40 seconds right and run 108.9 feet to a point; thence run Southerly parallel to the West line of said Quarter-Quarter Section 176.30 feet to a point; thence run Westerly to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 3:

Commence at the NW corner of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 19 seconds West a distance of 452.06 feet to the point of beginning; thence continue along the last described course, a distance of 293.88 feet; thence South 87 degrees 13 minutes 16 seconds East, a distance of 313.92 feet; thence North 08 degrees 54 minutes 46 seconds West a distance of 300.00 feet; thence North 84 degrees 29 minutes 54 seconds West, a distance of 268.28 feet to the point of beginning.

24-month chain of title: Instrument #20090730000291330 (as to Parcels 1 and 2);
Instrument #20111110000338860 (as to Parcel 3)



20170518000172430 2/3 \$22.00
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Real Estate Sales Validation Form

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

Grantor's Name Joseph K. Goodwin
Judy K. Goodwin

Mailing Address
401 Timothy Drive
Columbiana, AL 35051

Property Address 1231 Highway 99
Shelby, AL 35143

Grantee's Name Laura L. Maloy

Mailing Address

Date of Sale May 15, 2017
Total Purchase Price \$168,000.00

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 May 12, 2017

Unattested

(verified by)

Print Joseph K. Goodwin

Sign Joseph K. Goodwin
(Grantor/Grantee/Owner/Agent) circle one



20170518000172430 3/3 \$22.00
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Form RT-1