

Instrument Prepared Without
Benefit of Title Examination

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Courtney Moore Goodwin

(Address) 291 Wilderness Lane

Alabaster, AL 35007

Minimum Value: \$62,000.00 (1/2)

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) and other good and valuable consideration**, to **Joseph Shane Goodwin, an unmarried man** (the “**Grantor**” herein, whether one or more), in hand paid by **Courtney Moore Goodwin** (the “**Grantee**” herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate located in Shelby County, Alabama, to wit:

The entirety of my undivided interest in and to the following described property:

Commence at the Southwest corner of the SE ¼ of the NE ¼ of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Northerly along the West line of said ¼-¼ for 649.09 feet to a point; thence turn an angle of 91 deg. 42 min. 47 sec. right and run Easterly a distance of 687.10 feet to a point; thence turn an angle of 80 deg. 11 min. 29 sec. left and run Northeasterly a distance of 237.39 feet to the point of beginning of the property being described; thence continue along last described course a distance of 55.18 feet to a point; thence turn an angle of 18 deg. 55 min. 50 sec. to the left and run Northerly a distance of 90.06 feet to a point; thence turn an angle of 80 deg. 52 min. 41 sec. left and run Westerly a distance of 295.98 feet to a point; thence turn an angle of 90 deg. 0 min. to the left and run Southerly a distance of 143.29 feet to a point; thence turn an angle of 90 deg. 0 min. left and run Easterly a distance of 300.81

feet to the point of beginning.

There is an access easement along said contiguous with the East lines of this property; being 15.0 feet in width and parallel with the said Eastern lines of this description. Being situated in the NW ¼ of NE ¼ of Section 15, Township 21 South, Range 3 West.

TO HAVE AND TO HOLD to the said **Courtney Moore Goodwin**, and Grantee's heirs and assigns forever.

Given under my hand and seal this 3rd day of March, 2016.

 (Seal)

Joseph Shane Goodwin

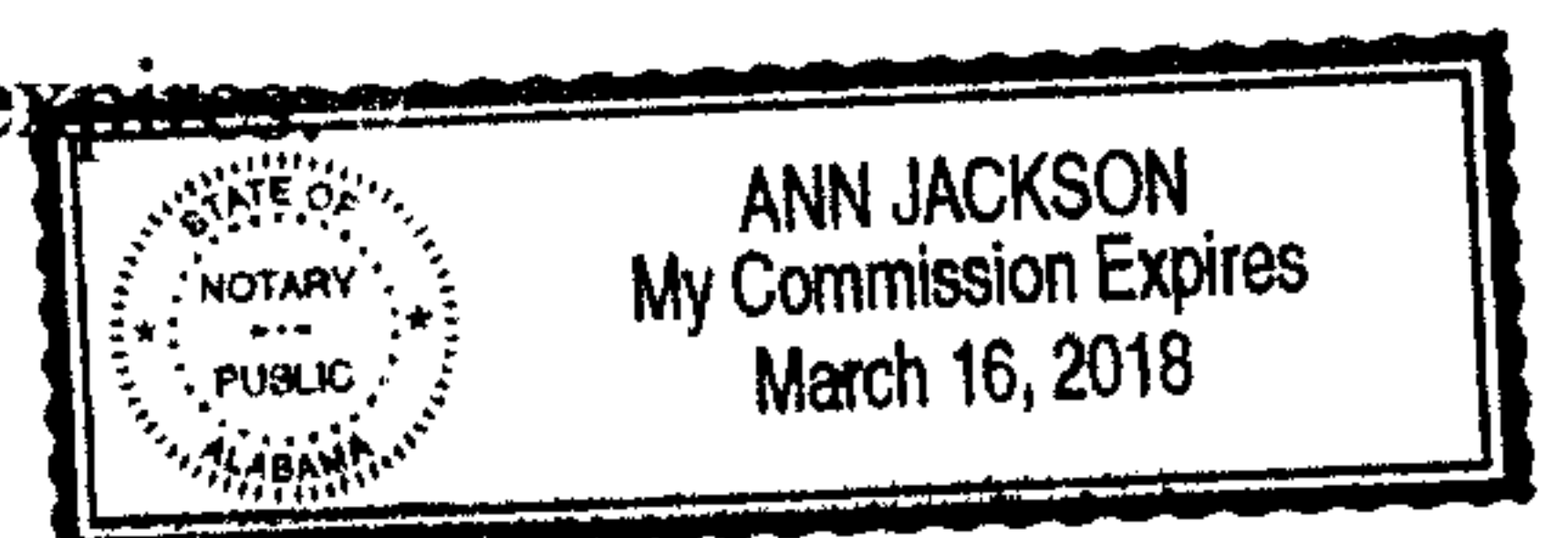
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Joseph Shane Goodwin**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 3rd day of March, 2016.


Notary Public

My commission expires



Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Joseph Shane Goodwin
 Mailing Address 703 Herbert Street
Demopolis, AL 36732

Grantee's Name Courtney Moore Goodwin
 Mailing Address 291 Wilderness Lane
Alabaster, AL 35007

Property Address 291 Wilderness Lane
Alabaster, AL 35007

Total Purchase Price \$ _____
 Or
 Actual Value \$ _____
 Or
 Assessor Market Value \$ 62,000.00 (one-half)

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 Assessment Value of Grantor's
Interest

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.

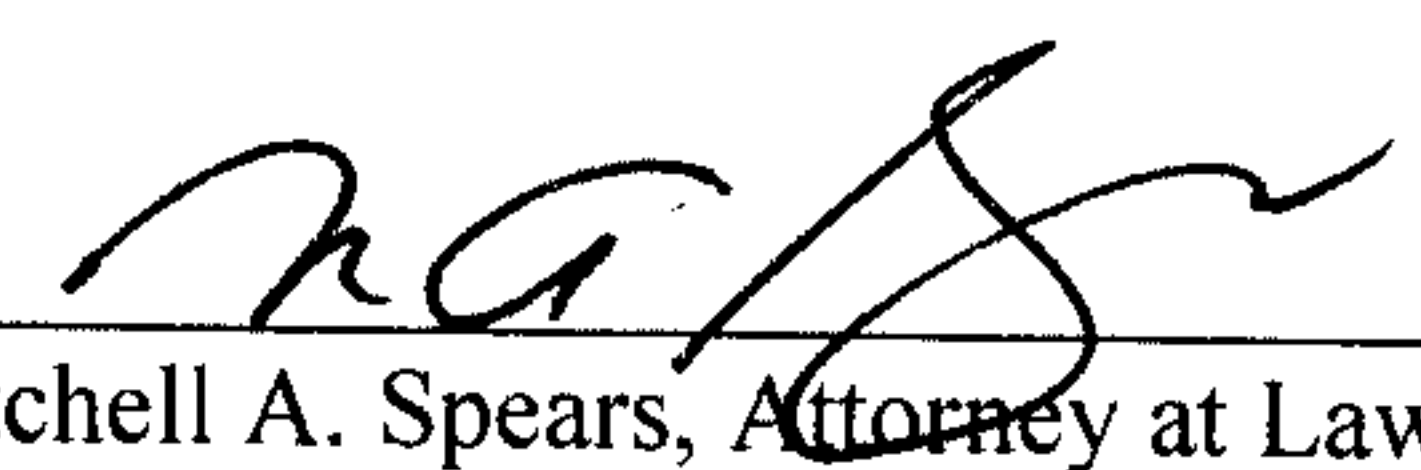
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: 03-14-2016

Sign 
 Mitchell A. Spears, Attorney at Law



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/11/2017 08:13:11 AM
 \$83.00 CHERRY
 20170911000328720

