

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
CLARICE M. GOODWIN and RONALD L. GOODWIN
1214 DAVID DRIVE
PELHAM, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIXTY TWO THOUSAND AND NO/100 DOLLARS (\$162,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, BRADLEY B. THAXTON, a married man, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto CLARICE M. GOODWIN and RONALD L. GOODWIN, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 7 in Block 1, according to the Survey of Brookfield – First Sector, as recorded in Map Book 5 Page 125, in the Probate Office of Shelby County, Alabama.


SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictive Covenants, if any.
3. A 30 foot building setback line from David Drive as recorded in Map Book 5 Page 125 in the Probate Office.
4. A 10 foot drainage and utility easement along the rear of lot as shown on recorded Map Book 5 Page 125 in the Probate Office.
5. A 5 foot drainage and utility easement along the easterly side and westerly side of lot as shown on recorded Map Book 5 Page 125 in the Probate Office.

\$140,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

The hereinabove described real property does not constitute a part of the homestead of the hereinabove named grantor nor his spouse.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.


20181015000365630 1/3 \$183.00
Shelby Cnty Judge of Probate, AL
10/15/2018 04:18:29 PM FILED/CERT

Shelby County, AL 10/15/2018
State of Alabama
Deed Tax: \$162.00

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 9TH day of OCTOBER, 2018.

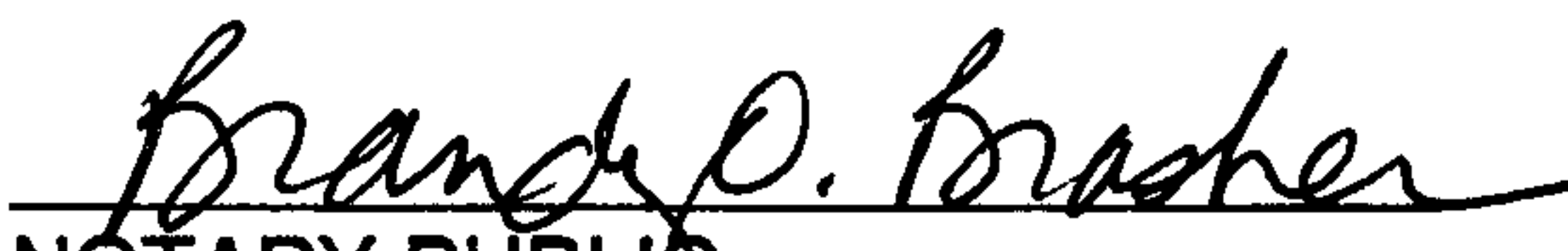

BRADLEY B. THAXTON


STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that BRADLEY B. THAXTON, a married man, 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 and official seal this 9TH day of OCTOBER, 2018.




NOTARY PUBLIC
My Commission Expires: 2-2-20


20181015000365630 2/3 \$183.00
Shelby Cnty Judge of Probate, AL
10/15/2018 04:18:29 PM FILED/CERT

Grantor's Name:
BRADLEY B. THAXTON
Mailing Address:
1105 COUNTY ROAD 759
CLANTON, ALABAMA 35046


Property Address:
1214 David Drive
Pelham, AL 35124

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
CLARICE M. GOODWIN and RONALD L. GOODWIN
Mailing Address:
1214 DAVID DRIVE
PELHAM, ALABAMA 35124

Date of Sale: OCTOBER 9TH, 2018
Total Purchase Price: \$162,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20181015000365630 3/3 \$183.00
Shelby Cnty Judge of Probate, AL
10/15/2018 04:18:29 PM FILED/CERT