

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Christine Robinson
320 Stoney Trail
Maylene, AL 35114

20181130000419150
11/30/2018 11:27:13 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars (\$164,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Robert Goodwin and Barbara Goodwin, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christine Robinson (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lot 51, according to the survey of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$156,655.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 29 day of December, 20 18.

Robert Goodwin
Robert Goodwin
Barbara Goodwin
Barbara Goodwin

STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Robert Goodwin and Barbara 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 on this 29 day of December, 2018.

[Signature]
Notary Public
My commission expires: 1/31/21

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert Goodwin and Barbara Goodwin

Grantee's Name Christine Robinson

Mailing Address 320 Stoney Trail
Maylene, AL 35114

Mailing Address 329 Grande View Trail
Maylene 35114

Property Address 320 Stoney Trail
Maylene, AL 35114

Date of Sale November 29, 2018

Total Purchase Price \$164,900.00

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 - Robert Goodwin and Barbara Goodwin, 320 Stoney Trail, Maylene, AL 35114.

Grantee's name and mailing address - Christine Robinson, 329 Grande View Trail, Maylene 35114.

Property address - 320 Stoney Trail, Maylene, AL 35114

Date of Sale - November 29, 2018.

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: November 29, 2018

Sign _____

Agent

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/30/2018 11:27:13 AM
 \$26.50 CHERRY
 20181130000419150

Allen S. Bayl

