

SEND TAX NOTICE TO:
Christopher Barton Oravet and Holly Beth Oravet
321 Macallan Drive
Pelham, Alabama 35124

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20181205000425770
12/05/2018 03:29:01 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand dollars & no cents (\$315,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Larry J. Goodwin and Linda H. Goodwin, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Christopher Barton Oravet and Holly Beth Oravet, husband and wife** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1363, ACCORDING TO THE MA OF MACALLAN, PHASE III, AT BALLANTRAE, AS RECORDED IN MAP BOOK 43, PAGE 57, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$200,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

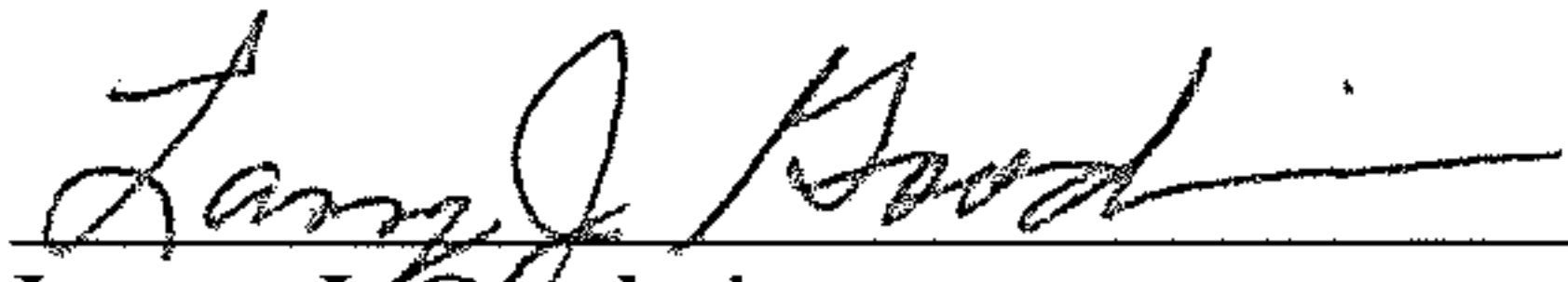
Declaration of Protective Covenants for Macallan, Phase III, as recorded in the Probate Office of Shelby County, Alabama in Instrument #20121219000185770.

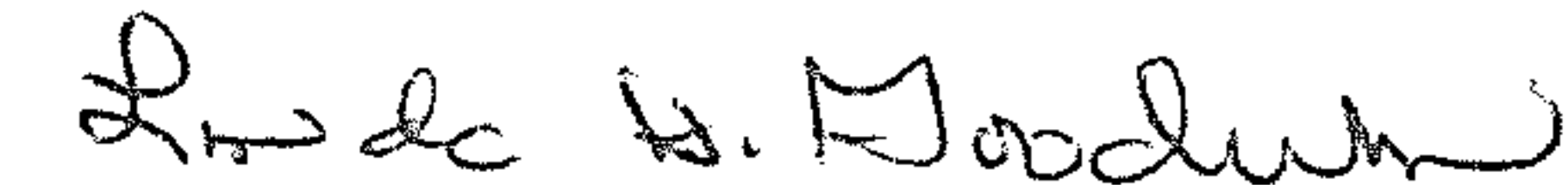
Covenant for Storm Water Run-Off Control filed in Instrument #20130109000013200.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **December 3, 2018** .

 (Seal)
Larry J. Goodwin

 (Seal)
Linda H. Goodwin

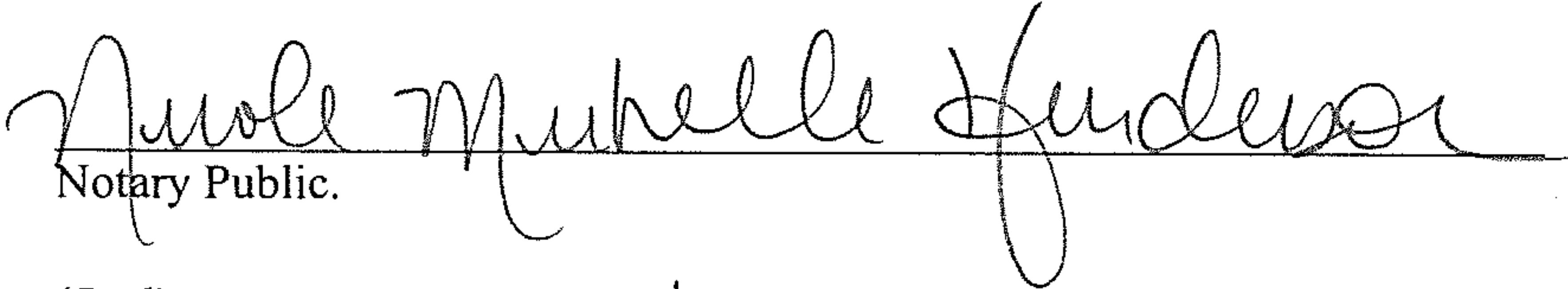
STATE OF ALABAMA

General Acknowledgement

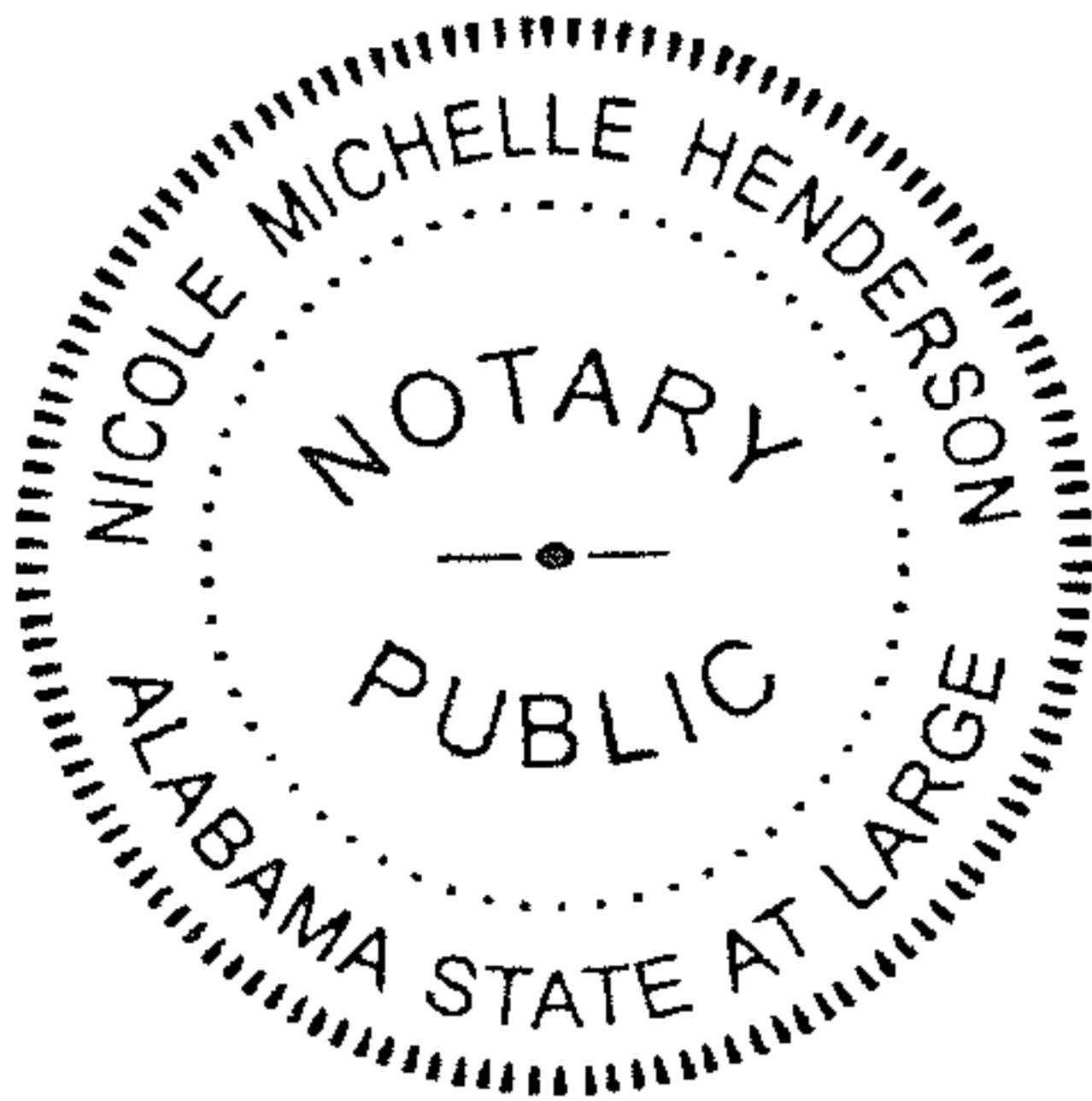
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Larry J. Goodwin and Linda H. Goodwin, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2018


Notary Public.

(Seal)
My Commission Expires: 3/30/22



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Allen S. Bayal