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, convenants 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.

Larry J. Goodwin

(Seal)

(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

(Seal)

My Commission Expires:

AUBLIC ACTATE ATTACKET OF THE PROPERTY OF THE

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Real Estate Sales Validation Form

This Document Grantor's Name Larry J. G Goodwin			ama 1975, Section 40- 22-1 (h) ristopher Barton Oravet and Holly Beth
Property Address 321 Mag	olesville, Alabama 36750		Macallan Drive ham, Alabama 35124 03/2018
reman	, Alabama 33124	Total Purchase Price or Actual Value or	\$315,000.00
		Assessor's Market V	alue
•	mentary evidence is not requ		ollowing documentary evidence: (check
If the conveyance documer of this form is not required.	•	contains all of the requir	ed information referenced above, the filing
Grantor's name and mailing current mailing address.		nstructions e of the person or perso	ns conveying interest to property and their
Grantee's name and mailin conveyed.	g address - provide the nam	e of the person or perso	ons to whom interest to property is being
Property address - the phys	sical address of the property	being conveyed, if avail	lable.
Date of Sale - the date on v	which interest to the property	was conveyed.	
Total purchase price - the the the instrument offered for r		chase of the property, bo	oth real and personal, being conveyed by
	ecord. This may be evidence		oth real and personal, being conveyed by ucted by a licensed appraisaer of the
valuation, of the property a	s determined by the local off	icial charged with the re	of fair market value, excluding current use sponsibility of valuing proeprty for property of Alabama 1975 § 40-22-1 (h).
•	false statements claimed or		n this document is true and accurate. I the imposition of the penalty indicated in
Date $\frac{10318}{}$		Print Christo	pher Barton Oravet
Unattested	Muddle Hand	1/2-9\ Sign	1/2 Land Stand
	(verified by)	(Grai	ntor/Grantee/Owner/Agent) circle one

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Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL

Shelby County, AL 12/05/2018 03:29:01 PM \$336.00 CHERRY 20181205000425770

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