

Send tax notice to:

Abigail Leigh Goodwin and Justin Goodwin
1140 Silver Creek Lane
Alabaster, L 35007
BHM1900248

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

20190401000103530

04/01/2019 03:25:08 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Eight Thousand and 00/100 Dollars (\$188,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Gerald E. Burkholder**, an unmarried man, whose mailing address is 3673 Grand Central Avenue, Fultondale, AL 35068, (hereinafter referred to as "Grantors"), by **Abigail Leigh Goodwin and Justin Goodwin**, whose mailing address is 1140 Silver Creek Lane, Alabaster, AL 35007, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **1140 Silver Creek Lane, Alabaster, AL 35007**, to-wit:

Lot 353, according to the Survey of Silver Creek Sector III Phase II, as recorded in Map Book 36, Page 104, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$184,594.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor, **Gerald E. Burkholder**, has hereunto set his signature and seal on March 29, 2019.

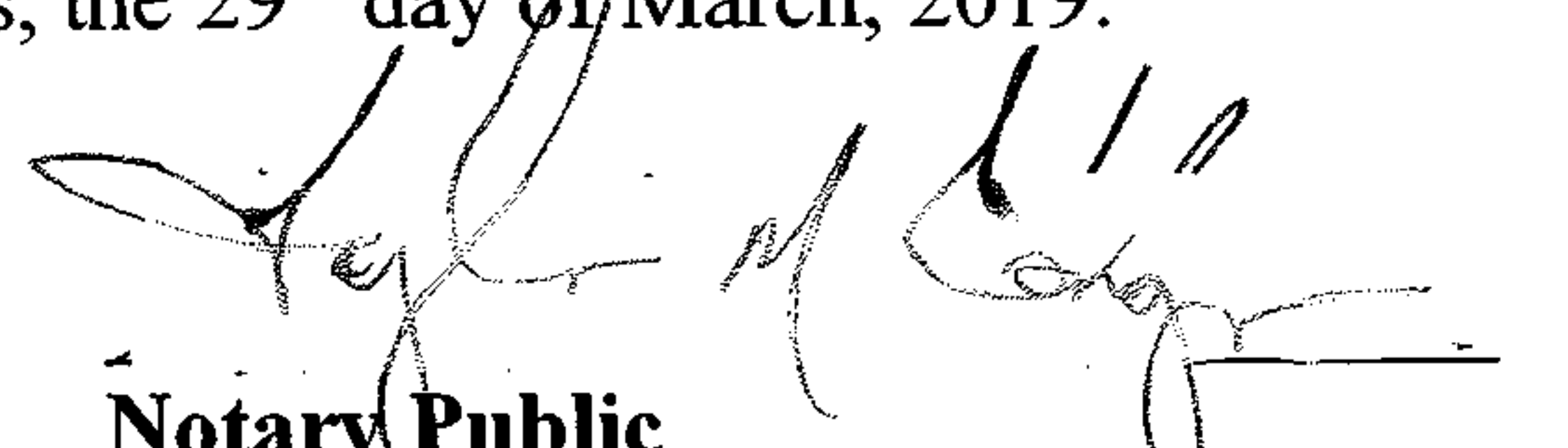

Gerald E. Burkholder

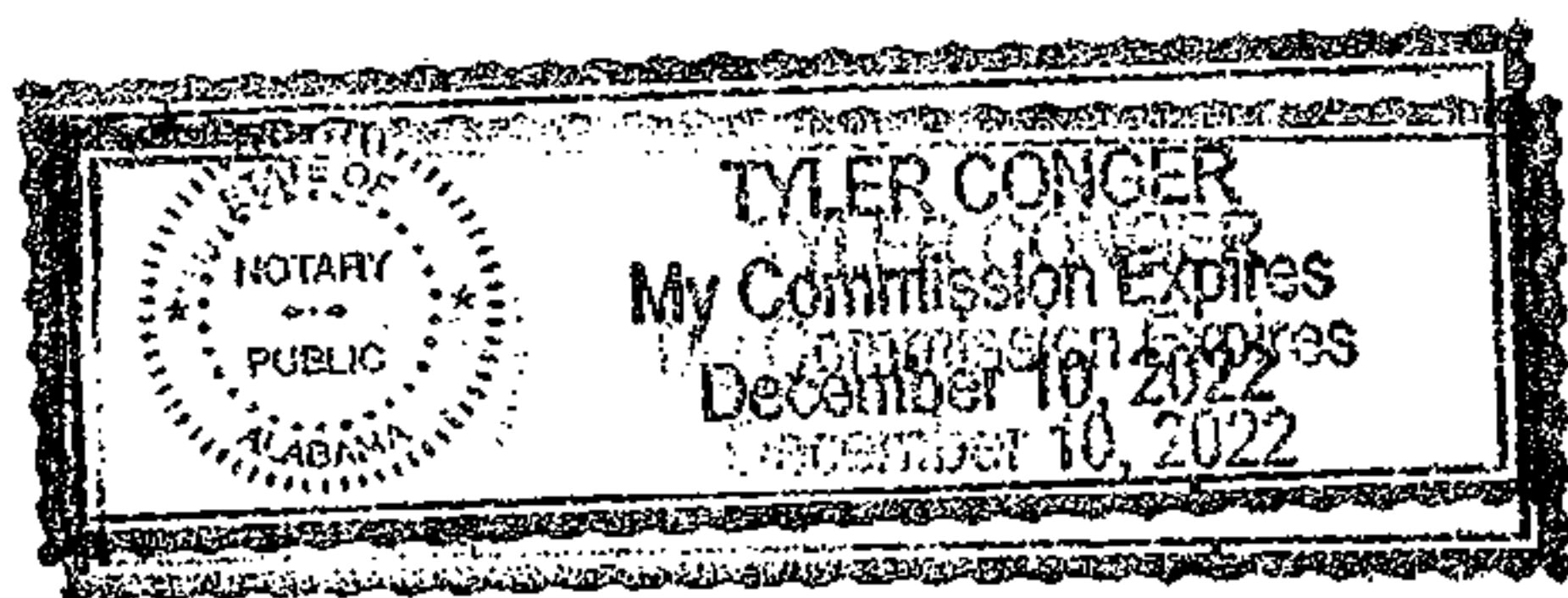
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gerald E. Burkholder**, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 29th day of March, 2019.

(NOTARIAL SEAL)


Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2019 03:25:08 PM
\$21.50 CHERRY
20190401000103530

