

This Instrument was Prepared by:

Send Tax Notice To: The Landing - Mondragon, Inc.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

530 Hwy 47
Columbiana, AL 35051

File No.: MV-18-24421

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William E. Goodwin and Aurelia F. Goodwin, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **The Landing - Mondragon, Inc.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of April, 2019.

William E. Goodwin
William E. Goodwin

Aurelia F. Goodwin
Aurelia F. Goodwin

By Aurelia F. Goodwin
By Aurelia F. Goodwin
as Attorney in Fact

Attorney in Fact

20190402000104480 1/3 \$221.00
Shelby Cnty Judge of Probate, AL
04/02/2019 10:35:40 AM FILED/CERT

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Aurelia F. Goodwin as Attorney in Fact for William E. Goodwin and Aurelia F. 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 this the 1st day of April, 2019.

Mike T Atchison

Notary Public, State of Alabama

Mike T Atchison

My Commission Expires: September 22, 2020

Shelby County, AL 04/02/2019
State of Alabama
Deed Tax: \$200.00

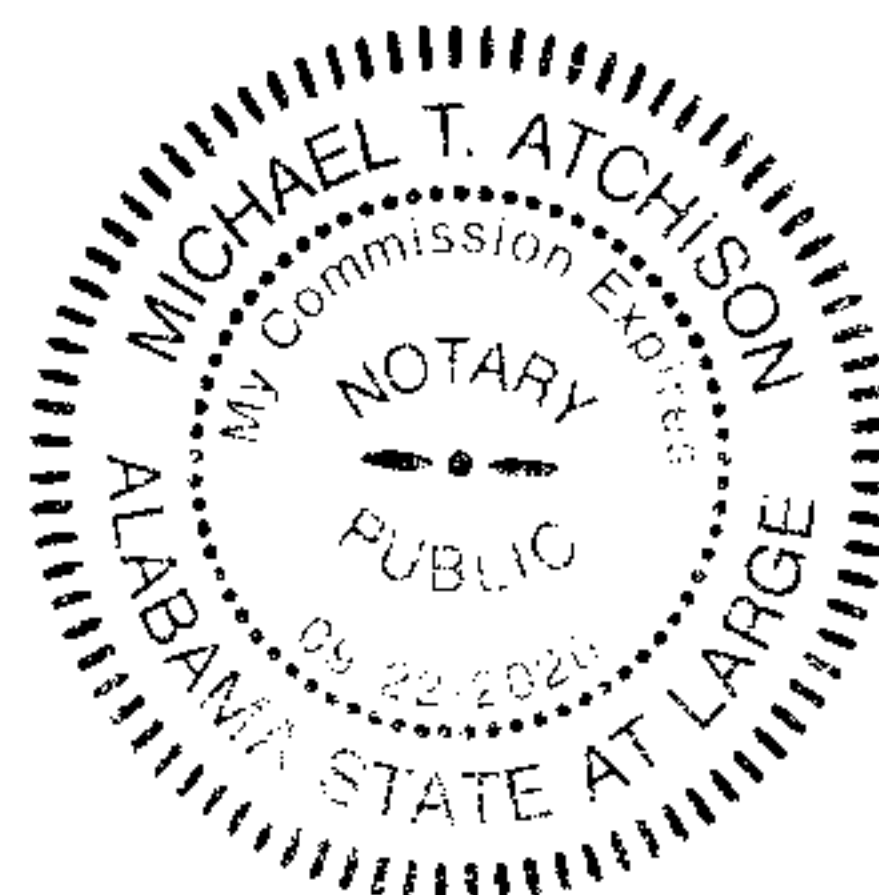


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence westerly along the South line of said 1/4-1/4, 143.07 feet to a steel rebar pin on the westerly margin of Shelby County Highway no. 71 and the point of beginning of the property being described; thence continue along last described course 132.00 feet to a steel rebar corner on the easterly margin of Shelby County Highway No. 47 in a curve to the left; thence turn 83 degrees 45 minutes 53 seconds right to chord and run northerly along the chord of said highway curve a chord distance of 139.27 feet to the P.T. of said curve; thence turn 07 degrees 50 minutes 25 seconds left from the chord and continue northerly along the said East margin of said highway 118.98 feet to a steel pin corner at the intersection of Highways No. 47 and 71; thence turn 159 degrees 20 minutes 02 seconds right and run southeasterly along the westerly margin of Shelby County Highway No. 71 a distance of 295.08 feet to the P.C. of a curve to the left; thence turn 00 degrees 03 minutes 13 seconds left to chord and continue southeasterly along the chord of said curve a chord distance of 13.85 feet to the point of beginning. Situated in Shelby County, Alabama.


20190402000104480 2/3 \$221.00
Shelby Cnty Judge of Probate: AL
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William E. Goodwin
Aurelia F. Goodwin

Mailing Address 11201 Hwy 47
Shelby, AL 35143

Property Address 8465 Hwy. 47
Shelby, AL 35143

Grantee's Name The Landing - Mondragon, Inc.

Mailing Address 530 Hwy 47
Columbiana AL 35051

Date of Sale April 01, 2019
Total Purchase Price \$200,000.00

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 of 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 March 29, 2019

Print Aurelia F. Goodwin

Unattested
(verified by)

Sign Aurelia F. Goodwin
(Grantor/Grantee/Owner/Agent) circle one



20190402000104480 3/3 \$221.00
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Form RT-1