

This instrument prepared by:
Rosalie Doggett
240 Applegate Parkway
Pelham, AL 35124

SEND TAX NOTICE TO:
Ryan L. Godwin and Kaleigh P. Godwin
6032 Vale Hollow Rd.
Helena, AL 35080

20190403000106970
04/03/2019 11:18:52 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Forty-Six Thousand One Hundred Twenty-Five And No/100 Dollars (\$246,125.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Kristi Sachs and Patrick Jeremy Sachs, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Ryan L. Godwin and Kaleigh P. Godwin (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 32, according to the Survey of Woodvale, as recorded in Map Book 12, Page 21 and 22, in the Probate Office 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 \$221,512.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28 day of March, 20 19.

Kristi Sachs
Kristi Sachs
Patrick Jeremy Sachs
Patrick Jeremy Sachs

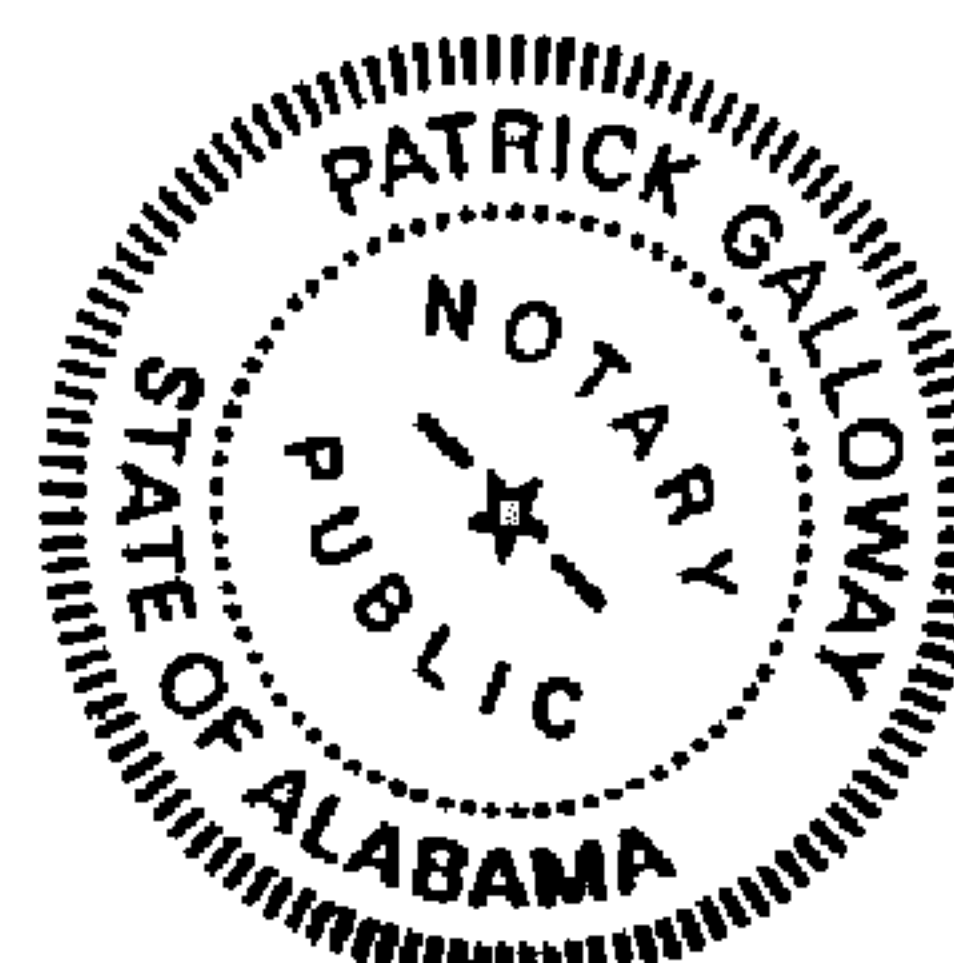
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristi Sachs and Patrick Jeremy Sachs 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 28 day of March, 20 19.

Patrick Galloway
Notary Public
My commission expires 10-4-21

FILE NO.: TS-1900267



Real Estate Sales Validation Form

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

Grantor's Name Kristi Sachs and Patrick Jeremy Sachs

Grantee's Name Ryan L. Godwin and Kaleigh P. Godwin

Mailing Address 6032 Vale Hollow Rd.
Helena, AL 35080Mailing Address 150 Cedar Bend Dr.
Helena, AL 35080Property Address 6032 Vale Hollow Rd.
Helena, AL 35080

Date of Sale March 28, 2019

Total Purchase Price \$246,125.00

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 StatementIf 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 - Kristi Sachs and Patrick Jeremy Sachs, 6032 Vale Hollow Rd., Helena, AL 35080.

Grantee's name and mailing address - Ryan L. Godwin and Kaleigh P. Godwin, 150 Cedar Bend Dr., Helena, AL 35080.

Property address - 6032 Vale Hollow Rd., Helena, AL 35080

Date of Sale - March 28, 2019.

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: March 28, 2019

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/03/2019 11:18:52 AM
 \$43.00 CHARITY
 20190403000106970

Allen S. Bayl