20190904000326190 09/04/2019 03:27:14 PM DEEDS 1/3

SEND TAX NOTICE TO:
Roland J. Goad and Teresa L. Goad
100 Palm Drive
Alabaster, AL 35007

This instrument prepared by:

Frank Steele Jones Frank Jones & Associates, LLC 500 Southland Drive, Suite 230 Hoover, AL 35226

1/2 Assessed Value is \$42,500.00.

State of Alabama) KNOW ALL MEN BY THESE PRESENTS
Shelby County	

That in consideration of **Ten Dollars and Zero cents** (\$10.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Roland J. Goad**, an unmarried man, (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Roland J. Goad and Teresa L. Goad** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in **Shelby** County, **Alabama**, to-wit:

WADDANTV DEFD

Lot 1, Block 8, according to the Map of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, page 98 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to a mortgage for \$87,805.00 to America's First Federal Credit Union dated May 31, 2019 and recorded on June 12, 2019 in Instrument # 20190612000206430 in the Office of the Judge of Proabte for Shelby County, Alabama.

Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

Easement to Alabama Power Company for utilities as set out in Book 41, Page 843 in the office of the Judge of Probate for Shelby County, Alabama.

Easement to Alabama Power Company for utilities as set out in Book 52, Page 119 in the office of the Judge of Probate for Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, I have hereunto set my hands and seals, this the ______ day of July, 2019.

(SEAL)

FILE NO: 2019192

Roland J. Goad

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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 Mailing Address	Ronald J. Goad 100 Palm Drive Alabaster, AL 35007	Mailing Address	Roland J. Goad and Teresa Goa 100 Palm Drive Alabaster, AL 35007
Property Address	100 Palm Drive Alabaster, AL 35007	Date of Sale Total Purchase Price	
	Alabaster, All Jour	or Actual Value	\$
	or Assessor's Market Value <u>\$</u>		
•	ne) (Recordation of docum	this form can be verified in the entary evidence is not requireAppraisal_Other	
Closing Staten	nent 2019061200020	6420 06/12/2019 09:16:02 A	AM DEEDS 3/3
	document presented for reco this form is not required.	ordation contains all of the red	quired information referenced

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 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).

alli 5. Bey

Print

Frank Steele Jones

Date 7/29/2019

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama**Si**ø

Judge of Probate, Shelby County Alabama Signty

Shelby (Varified by)
09/04/2019 03:27:14 PM
\$70.50 CATHY
20190904000326190

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1