

THIS INSTRUMENT PREPARED BY:
L. BRUCE DICKSON
ATTORNEY AT LAW
1300 QUAIL RUN DR.
BIRMINGHAM, AL. 35210

SEND TAX NOTICE TO:
DERRICK LYNN GOODWIN
JENNIFER LYNN GOODWIN
186 HIGHWAY 480
VANDIVER, AL. 35176

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA *
*
SHELBY COUNTY *
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN DOLLARS (\$10.00)** and **OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we

JENNIFER LYNN WHITFIELD and JOHNATHAN RAYE WHITFIELD

herein referred to as grantors, do grant, bargain, sell and convey unto

DERRICK LYNN GOODWIN and wife, JENNIFER LYNN GOODWIN

the following described real property situated in SHELBY COUNTY, ALABAMA, TO-WIT:

All that part of the East one-half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, lying South of Shelby County Highway 480.

Subject to all easements, restrictions and right of ways of record

Subject to mineral and mining rights, if any previously conveyed.

This instrument is prepared without benefit of title examination or survey and the legal description contained herein was provided to the preparing attorney by the grantors.

TO HAVE AND TO HOLD UNTO the said Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby 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, 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.

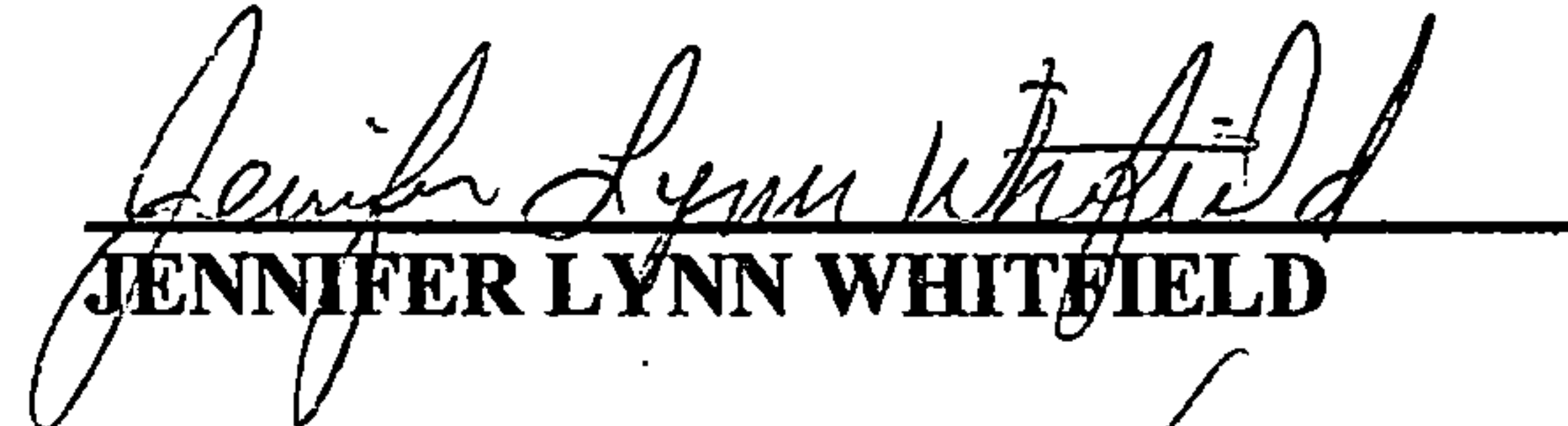
And we do for ourselves and for our heirs, executors, and administrators covenant with

Shelby County, AL 12/10/2019
State of Alabama
Deed Tax: \$13.00


20191210000456090 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
12/10/2019 10:50:04 AM FILED/CERT

the said GRNTEES, 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 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 GRNTEES their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS THE 6th DAY OF DECEMBER, 2019.

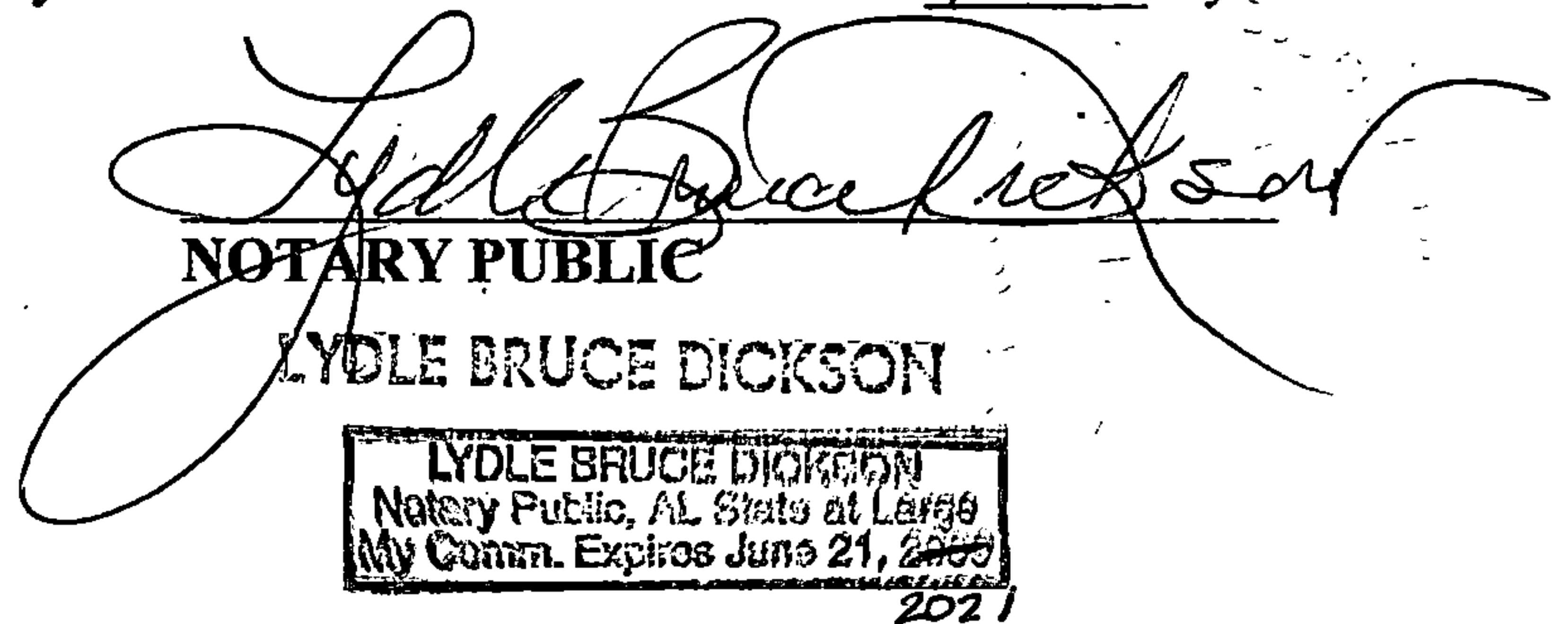

JENNIFER LYNN WHITFIELD


JOHNATHAN RAYE WHITFIELD

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JENNIFER LYNN WHITFIELD and JOHNATHAN RAYE WHITFIELD who being known to me and whose names are signed to the foregoing warranty deed personally appeared before me and acknowledged before me on this date, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. Done this 6th day of December, 2019.


NOTARY PUBLIC
LYDLE BRUCE DICKSON

2021



20191210000456090 2/3 \$41.00
Shelby Cnty Judge of Probate, AL
12/10/2019 10:50:04 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jennifer Lynn Whitfield
Mailing Address Jonathan Ray Whitfield

Grantee's Name Derrick Lynn Goodwin
Mailing Address Jennifer Lynn Goodwin

Property Address 1812 Hwy 480
Vandiver AL
35176

Date of Sale 12-6-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 12,820

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 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 12/10/19

Unattested

Print Derrick Lynn Goodwin

Sign Derrick Lynn Goodwin

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

