

Prepared By:

Tracy Wells, 812 Wynlake Bnd, Alabaster, AL

After Recording Return To:

812 Wynlake Bend
Alabaster, Alabama 35007

Shelby County, AL 02/07/2020
State of Alabama
Deed Tax: \$253.50



20200207000051630 1/6 \$290.50
Shelby Cnty Judge of Probate, AL
02/07/2020 12:23:06 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 03, 2020 THE GRANTOR(S),

- Henderson L. Goodman, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Living Trust of Henderson L. Goodman, Henderson L. Goodman, Trustee, residing at 812 Wynlake Bend, Alabaster, Shelby County County, Alabama 35007

the following described real estate, situated in Alabaster, in the County of Shelby County, State of Alabama

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 23 8 27 0 000 001.100

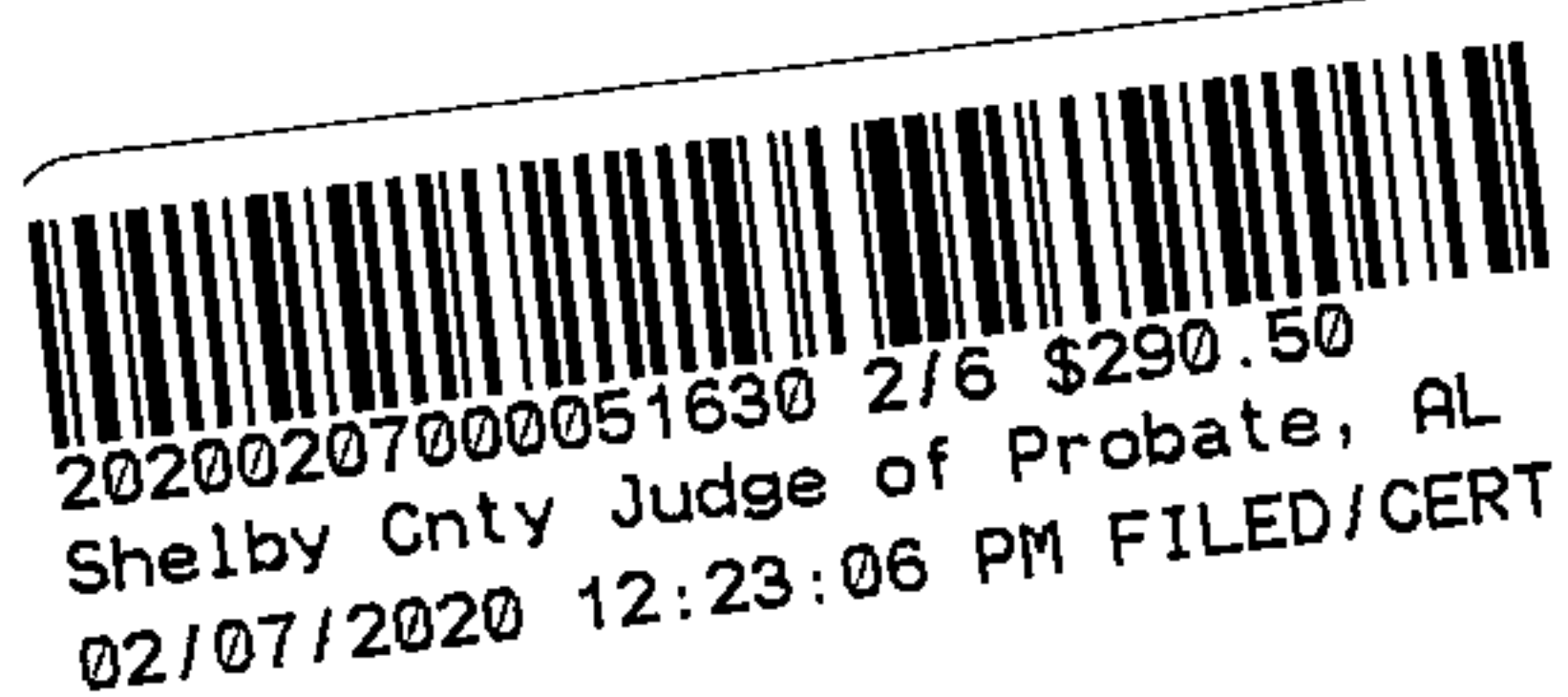
Mail Tax Statements To:

The Living Trust of Henderson L. Goodman

812 Wynlake Bend

Alabaster, Alabama 35007

[SIGNATURE PAGE FOLLOWS]



Grantor Signatures:

DATED: January 9, 2020

Henderson L. Goodman

Henderson L. Goodman
812 Wynlake Bend
Alabaster, Alabama, 35007

STATE OF ALABAMA, COUNTY OF SHELBY COUNTY, ss:

On this 3 day of January, 2020, before me,
Brenda Easley, personally appeared Henderson L. Goodman, known
to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Brenda Easley
Notary Public

Title (and Rank)

My commission expires

BRENDA F EASLEY
Notary Public, Alabama State at Large
My Commission Expires 08/04/2020



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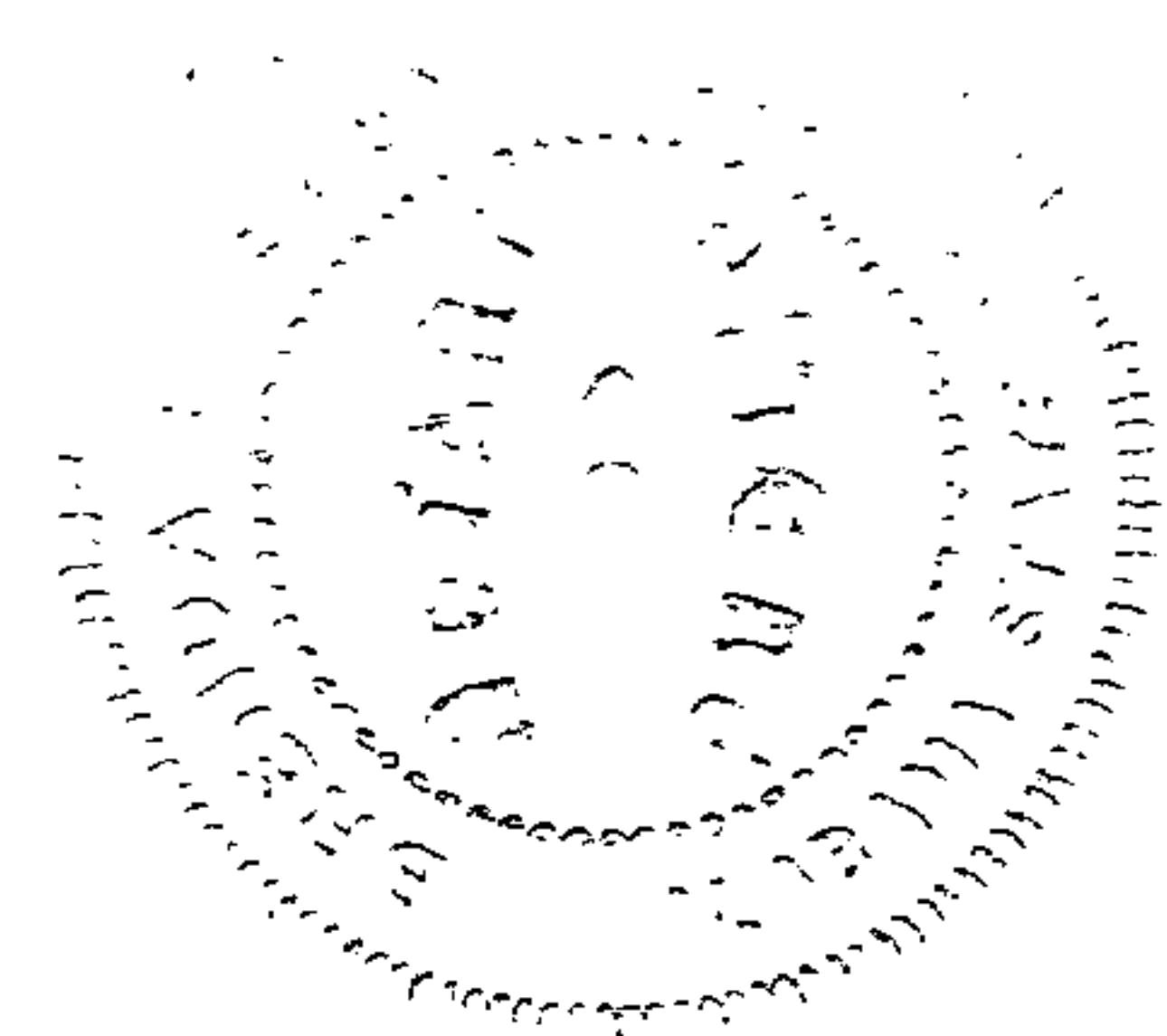


EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY



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described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 121 according to the Survey of Wynlake, Phase 4C as recorded in Map Book 29, Page 15, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.



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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 Henderson L. Goodman
Mailing Address 812 Wynlake Bend
Alabaster, AL 35007

Grantee's Name Henderson L. Goodman
Mailing Address 812 Wynlake Bend
Alabaster, AL 35007

Property Address 812 Wynlake Bend
Alabaster, AL 35007

Date of Sale January 3, 2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$253,400



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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 January 3, 2020

Print Henderson L. Goodman

☐ Unattested

Sign

Brenda F. Easley
BRENDA F EASLEY (verified by)

Notary Public, Alabama State at Large

My Commission Expires 08/04/2020

Henderson L. Goodman
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1