

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Lanier E. Goode
115 Braxton Way
Pelham, AL 35124

ALABAMA GENERAL WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP) – INDIVIDUAL

STATE OF ALABAMA)
COUNTY SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars (\$185,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Helen J. Strong, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Lanier E. Goode** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 68, according to the Map and Survey of Stratford Place, Phase II, Final Plat, as recorded in Map Book 12, Page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$179,450.00, OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Helen J. Strong is the surviving Grantee in that certain deed recorded in +Book 275, Page 750 in the Probate Office of Shelby County, Alabama; the other Grantee Albert M. Strong, having died on or about the 26th day of January, 1995.

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seals, this 30th day of April, 2020.

Helen J. Strong by her attorney in fact
Joseph D. Brown (SEAL)
Helen J. Strong by her attorney in fact, Joseph Dawson Brown

GENERAL ACKNOWLEDGEMENT

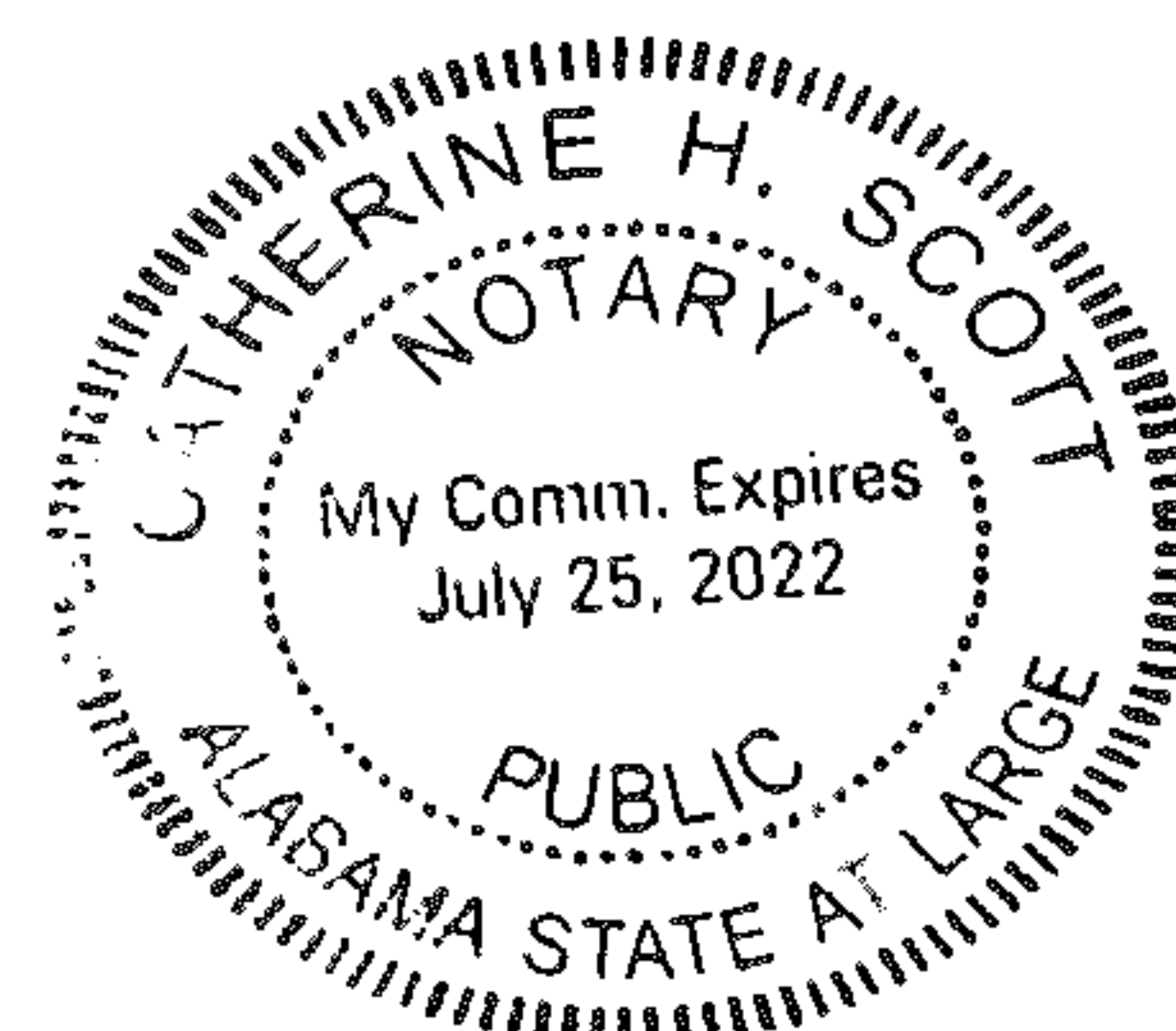
STATE OF ALABAMA)
COUNTY JEFFERSON)

I, Catherine H. Scott, a Notary Public in and for said County, in said State, hereby certify that Joseph Dawson Brown whose name as attorney in fact for Helen J. Strong, an unmarried woman, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he in his capacity as such attorney in fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2020.

Catherine H. Scott
NOTARY PUBLIC

My Commission Expires: 7-25-2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Helen J. Strong
 Mailing Address 115 Braxton Way
Pelham, AL 35124

Grantee's Name Lanier E. Goode
 Mailing Address 907 Eagle Ridge Drive
Birmingham, AL 35242

Property Address 115 Braxton Way
Pelham, AL 35124

Date of Sale April 30, 2020
 Total Purchase Price \$185,000.00

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
 X Sales Contract

 Appraisal
 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 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 4-30-2020

Print Catherine H. Scott

Sign [Signature]
 (Grantor/Grantee/ Owner/Agent) circle one

 Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/01/2020 10:06:36 AM
 \$34.00 CHERRY
 20200501000171370

Alex S. Byrd