

Send tax notice to:
REAGAN M GOODSON
129 OAKMONT ROAD
BIRMINGHAM, AL, 35244

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2020436

Shelby COUNTY

20200702000273850

07/02/2020 09:45:10 AM

DEEDS 1/2

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **AL WALLACE AND SHARYNE WALLACE, TRUSTEES, UNDER THE WALLACE SR., LIVING TRUST DATED FEBRUARY 5, 1997** whose mailing address is: 141 HIGHT AMPTON DR PELHAM AL 35124 (hereinafter referred to as Grantors) in hand paid by **REAGAN M GOODSON AND MORGAN G GOODSON** whose property address is: **129 OAKMONT ROAD, BIRMINGHAM, AL, 35244** (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Heatherwood, First Sector, as recorded in Map Book 8, Page 27 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 6 Page 782,
3. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 39 Page 981 and covenants pertaining thereto recorded in Misc. Book 39 Page 980,
4. Restrictions, covenants, and conditions as set out in Misc. Book 37 Page 537,
5. Easement to Alabama Power Company as set forth in Deed Book 318 Page 16.
6. Building lines, right of ways, easements, restrictions, reservations and conditions as recorded, if any.
7. Easements and building lines as shown on recorded map.

\$360,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, WALLACE, SR. LIVING TRUST by AL WALLACE AND SHARYNE WALLACE its TRUSTEES, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of June, 2020.

WALLACE, SR. LIVING TRUST

AL Wallace
AL WALLACE, TRUSTEE

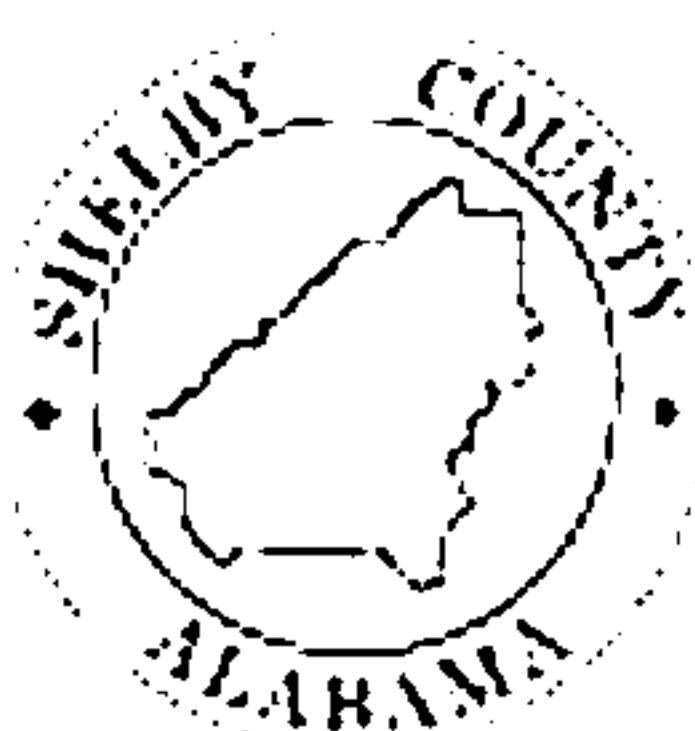
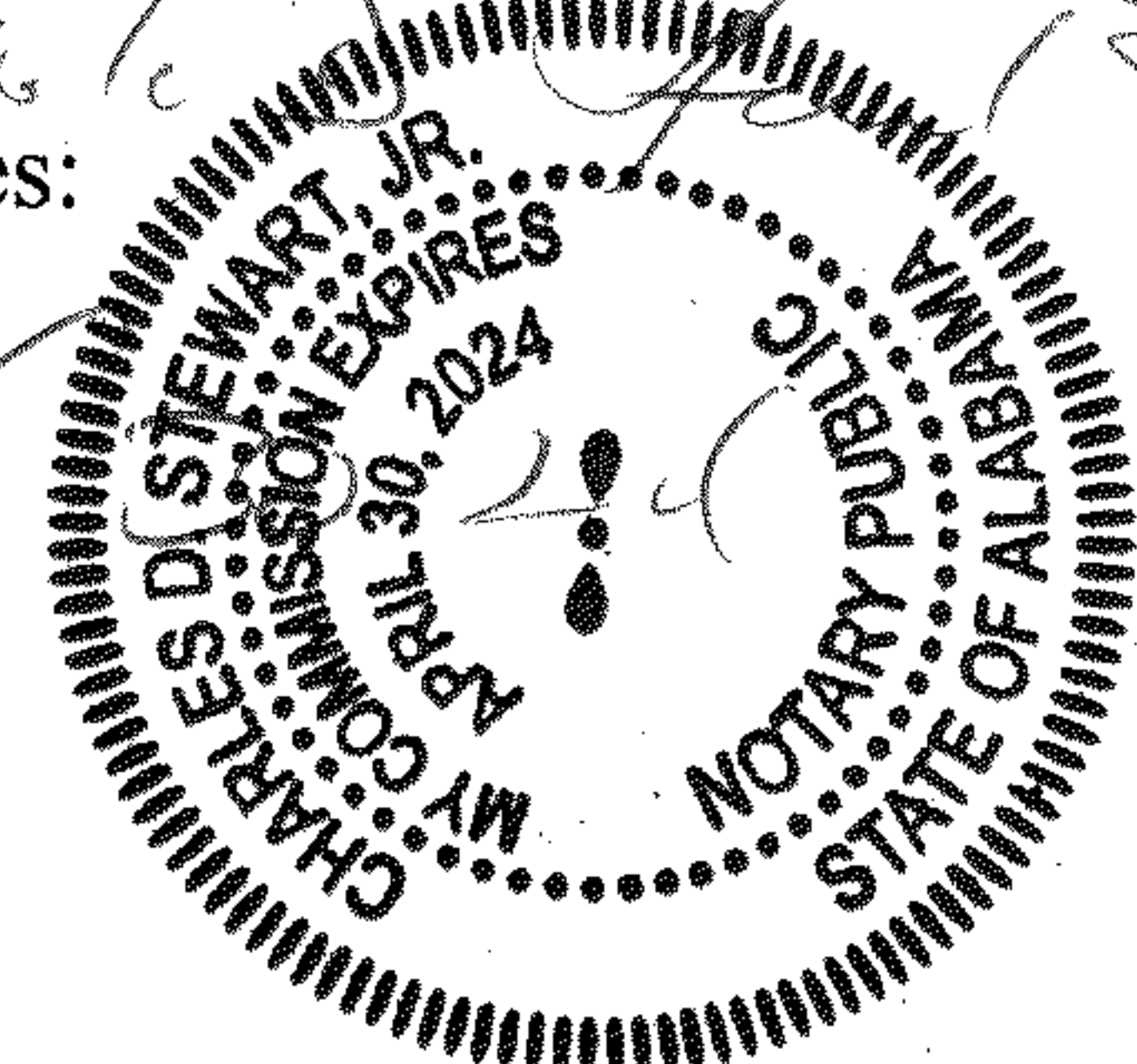
Sharyne Wallace
SHARYNE WALLACE, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AL WALLACE AND SHARYNE WALLACE, whose names as TRUSTEES of THE WALLACE, SR. LIVING TRUST, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, in their capacity as said TRUSTEES of THE WALLACE, SR. LIVING TRUST, and with full authority, executed the same voluntarily for and as the act of said Trust

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

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2020 09:45:10 AM
\$66.00 CHARITY
20200702000273850

Allen S. Bayl