

This instrument was prepared by
Gilbert M. Sullivan, Jr.
GILBERT M. SULLIVAN, JR. PC
2100 C Rocky Ridge Road
Birmingham, AL 35216
(205) 979-6260

SEND TAX NOTICE
William V. Goodwyn, Trustee
William V. Goodwyn Living Trust
1810 Klein Road
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN AND NO/100 (\$10.00 Dollars)** and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **WILLIAM VINCENT GOODWYN, a single man** (herein referred to as "Grantor"), grants, bargains, sells and conveys, unto **WILLIAM V. GOODWYN, TRUSTEE of the WILLIAM V. GOODWYN LIVING TRUST Dated August 12, 2020**, (herein referred to as "Grantee") all of his rights, title and interest to the following described real estate, situated in SHELBY County, Alabama, , to-wit:

LEGAL DESCRIPTION – EXHIBIT A

Parcel number: 17-5-15-0-000-001.002

- 1. Ad valorem Taxes for 2020 and subsequent years, not yet due and payable.
- 2. Any and all easements, restrictions, rights-of-way or other interests of record.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.


The property is the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee.

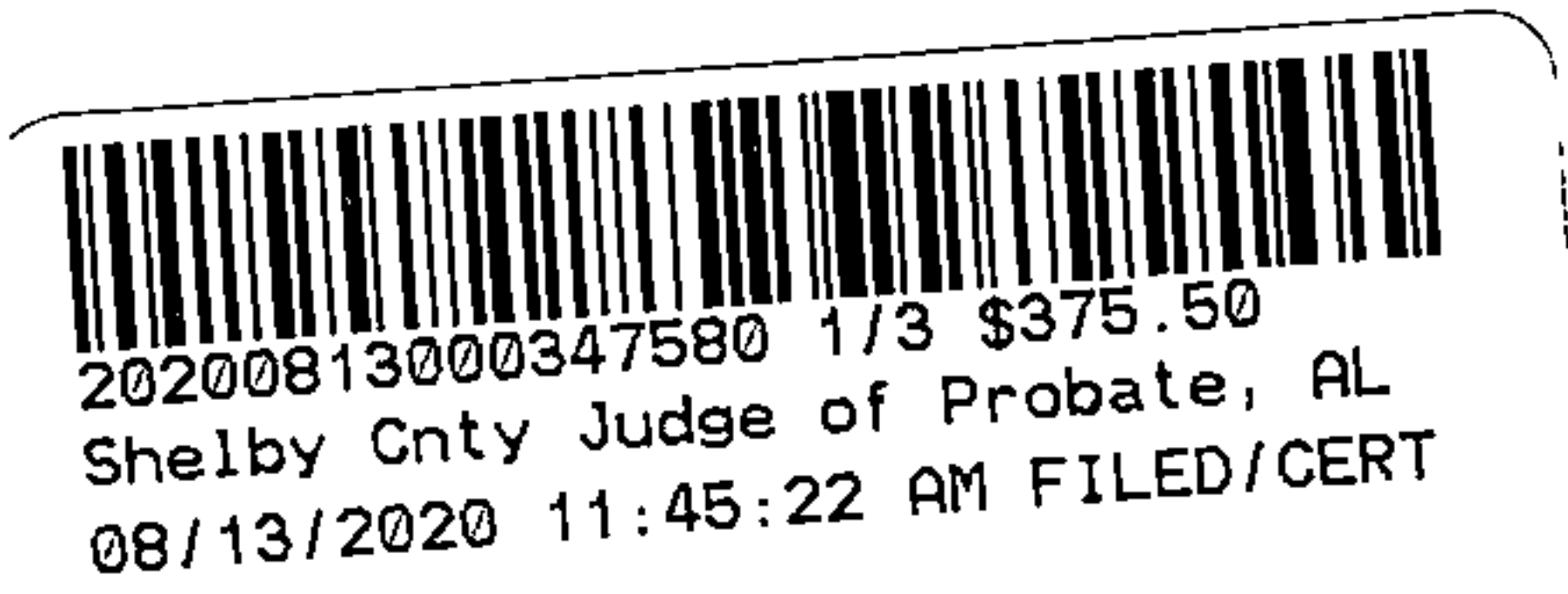
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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 (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of August, 2020.

(SEAL)



WILLIAM VINCENT GOODWYN



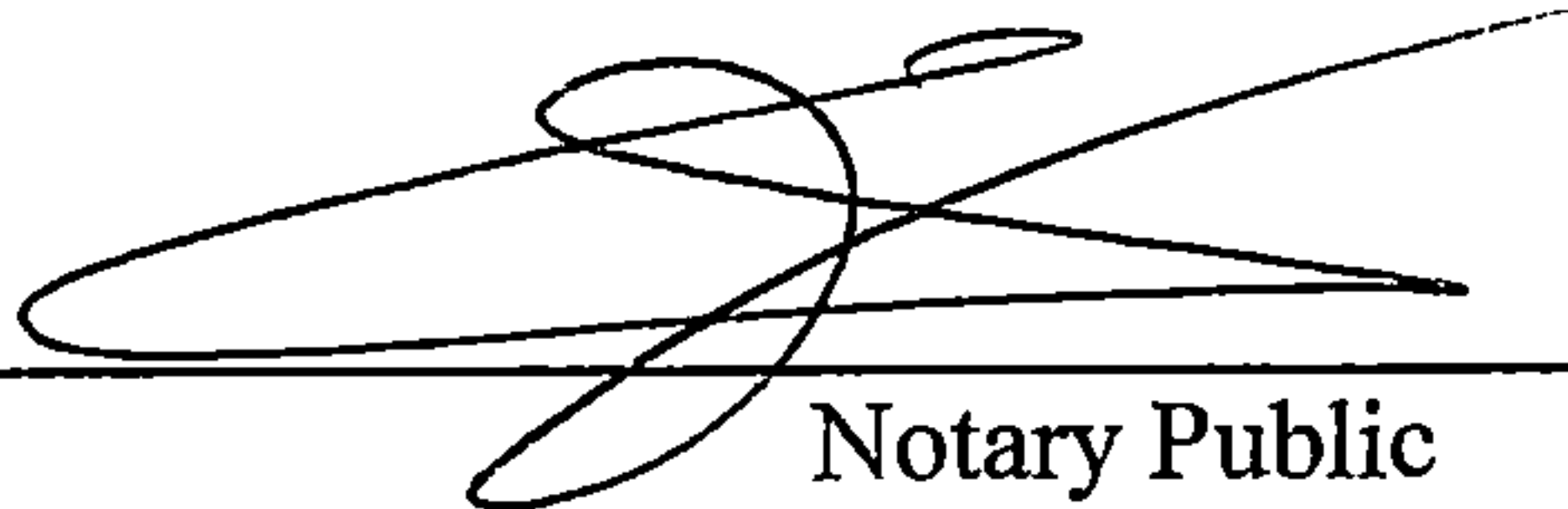
Shelby County, AL 08/13/2020
State of Alabama
Deed Tax:\$347.50

STATE OF ALABAMA
JEFFERSON COUNTY

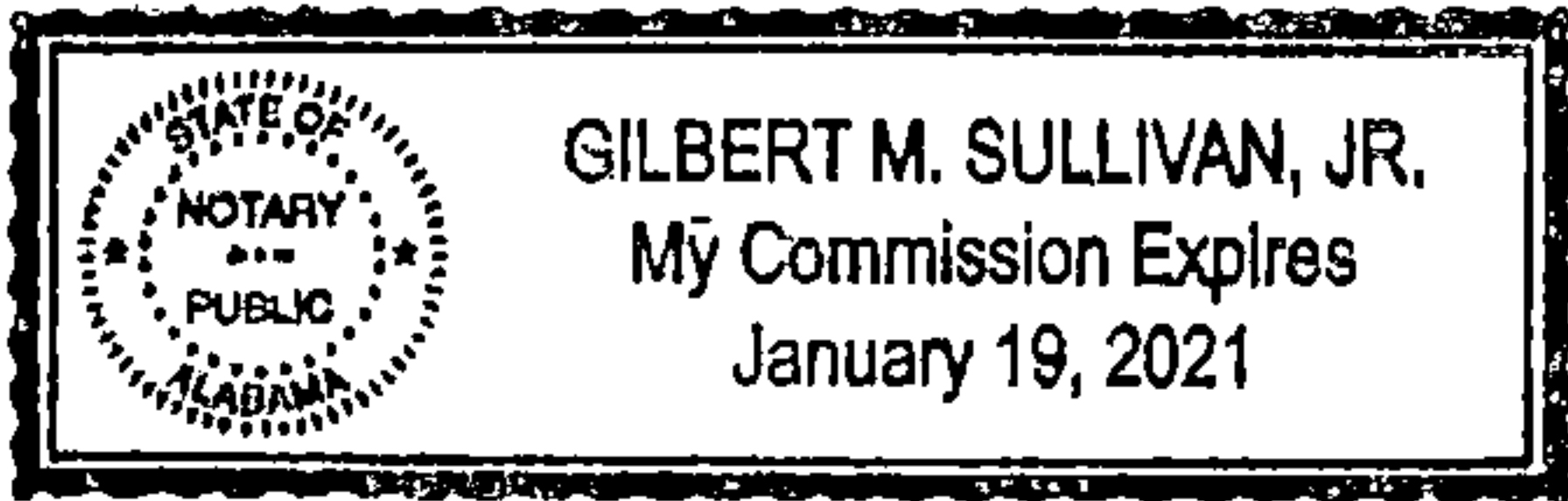
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **WILLIAM VINCENT GOODWYN**, a **single man** whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under our hands and official seals this 12th day of August, 2020.

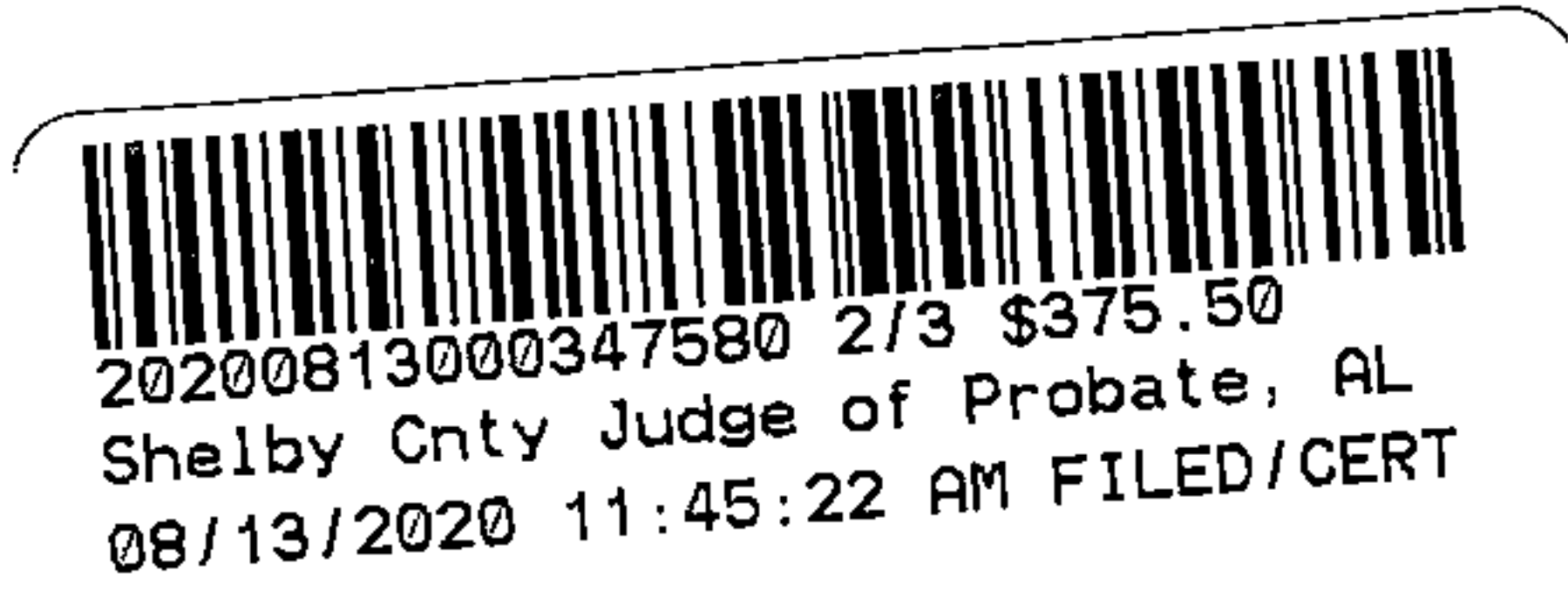


Notary Public



LEGAL DESCRIPTION – EXHIBIT A

Commence at the SE corner of Section 15, Township 20 South, Range 2 east, Shelby County, Alabama and run thence Northerly along the east line of said Section a distance of 1510.68 feet to a point on the Southerly right of way of Shelby County Road No. 76; thence run South 77 deg. 54 min. 15 sec. West along said margin of said Road, 1459.52 feet to the centerline of a branch and the point of beginning of the property being described; thence continue last described course South 77 deg. 54 min. 15 sec. West along said margin of said Road 635.40 feet to a rebar corner; thence run South 09 deg. 01 min. 17 sec. East 658.74 feet to a rebar corner; thence run South 47 deg. 12 minutes 18 sec. W 446.10 feet to a corner; thence run North 89 deg. 47 min. 10 sec. East a distance of 210.55 feet to a corner; thence run along a reference line that is off set from the centerline of an existing ditch, which is the true property line, run thence North 42 deg. 23 min. 28 sec. East a distance of 935.81 feet to a reference line change of direction point; thence run North 00 deg. 33 min. 50 sec. East along a reference line that is west of the true centerline of ditch line a distance of 394.89 feet to the point of beginning; being situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name WILLIAM VINCENT GOODWIN
Mailing Address 1810 KLEIN ROAD
HARPERSVILLE, AL 35078

Grantee's Name WILLIAM V. GOODWIN, TRUSTEE
Mailing Address 1810 KLEIN ROAD
HARPERSVILLE, AL 35078

Property Address 1810 KLEIN ROAD
HARPERSVILLE, AL
35078

Date of Sale 8/12/20
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 347,330

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 TAX ASSESSOR'S VALUATION

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 8/12/20

Print WILLIAM V. GOODWIN, TRUSTEE

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



20200813000347580 3/3 \$375.50
Shelby Cnty Judge of Probate, AL
08/13/2020 11:45:22 AM FILED/CERT

Form RT-1