

20210702000321520
07/02/2021 08:11:36 AM
DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Jeralyn Goodwin, Trustee
2717 Camino Artesano
Santa Fe, NM 87505

STATE OF ALABAMA)
)
COUNTY OF SHELBY)
)
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$205,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **CLARA SYLVIA HUFFMAN, an unmarried woman** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **JERALYN GOODWIN, as Trustee of the Amended and Restated Loretta J. Goodwin Revocable Trust Agreement, dated September 14, 2016, and any amendments thereto** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 144, according to the Final Plat of High Ridge Village, Phase 8, as recorded in Map Book 33, Page 105, in the Probate office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$205,000.00 of the above-recited consideration is being paid in cash.

Clara Sylvia Huffman is the surviving grantee of deed recorded in Inst. No. 20050524000253100. The other grantee, Cephas Corbin Huffman, having died on or about the 11th day of September, 2018.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenant with Grantee, and with her heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has set her hand and seal this the 30th day of June, 2021.

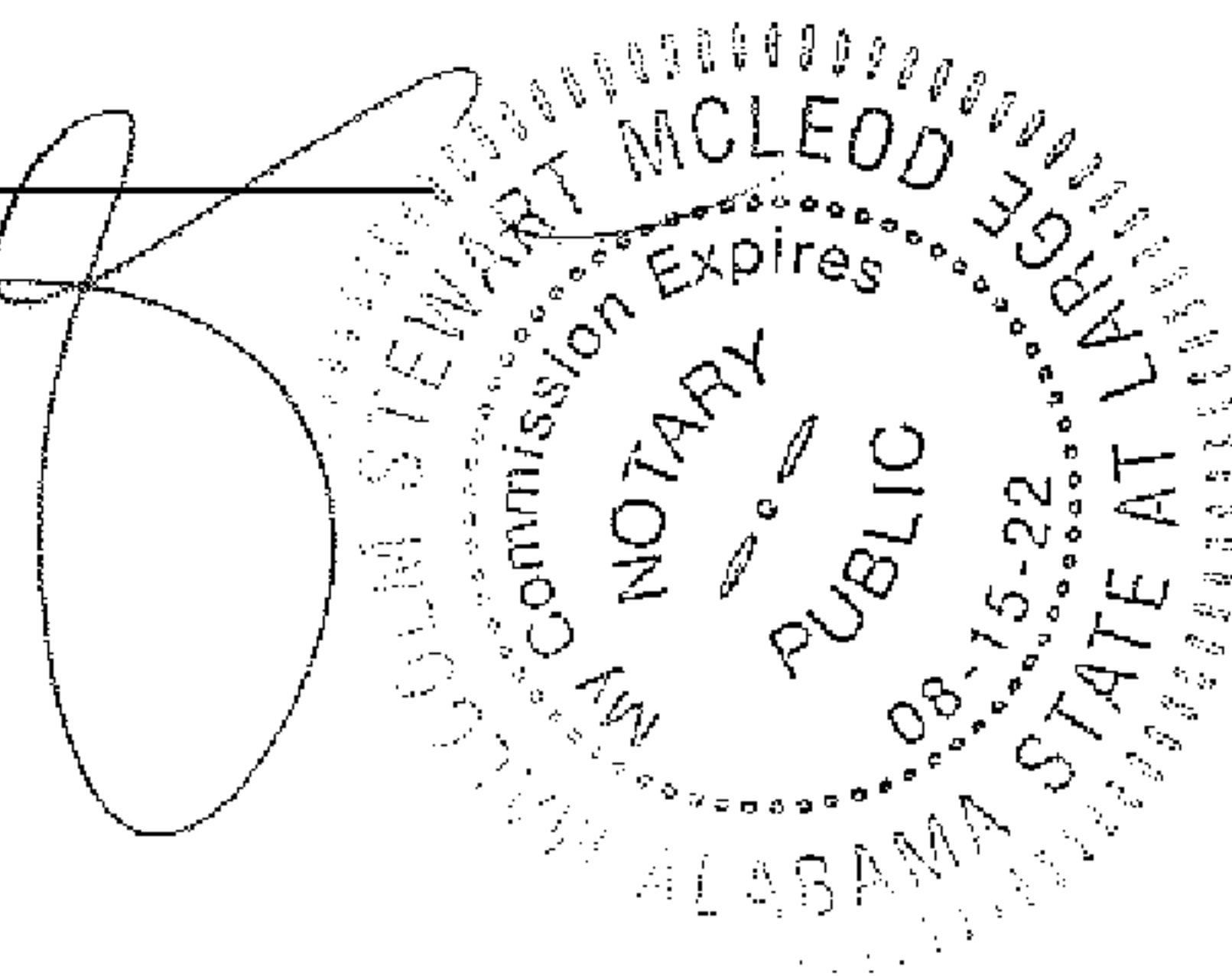
Clara Sylvia Huffman
CLARA SYLVIA HUFFMAN

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CLARA SYLVIA HUFFMAN**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of June, 2021.

NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name CLARA SYLVIA HUFFMANJERALYN GOODWIN, AS
TRUSTEE and LORETTA J.Grantee's Name GOODWIN REVOCABLE TRUSTMailing Address 299 HIGH RIDGE DR
PELHAM, AL 35124Mailing Address 299 HIGH RIDGE DR
PELHAM, AL 35124Property Address 299 HIGH RIDGE DR
PELHAM, AL 35124Date of Sale June 30, 2021Total Purchase Price \$205,000.00

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 Appraisal
 Sales Contract 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.

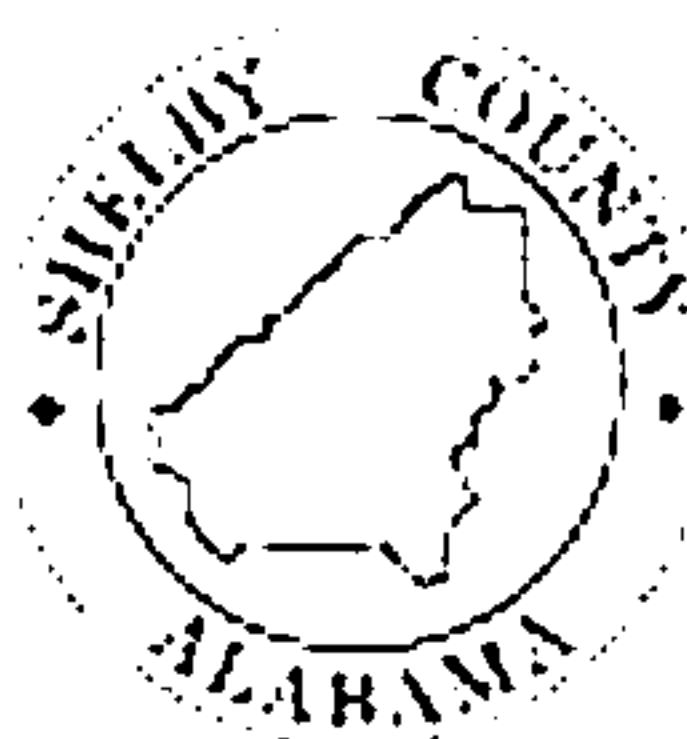
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 June 30, 2021Print Malcolm S. McLeodUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one 

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2021 08:11:36 AM
\$233.00 JOANN
20210702000321520

