

This instrument was prepared without benefit of title evidence by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

20220504000183200 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
05/04/2022 02:37:34 PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Gene Goodwin and Patricia W. Goodwin, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Christopher James Goodwin and Kylee B. Goodwin (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit A for legal description.

Subject to easements, covenants, conditions, restrictions, reservations, rights of way, and encumbrances of record, and subject to access easement shown on drawing included in attached Exhibit A..

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/04/2022
State of Alabama
Deed Tax: \$3.00

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

4th day of May, 2022.

Gene Goodwin

Gene Goodwin

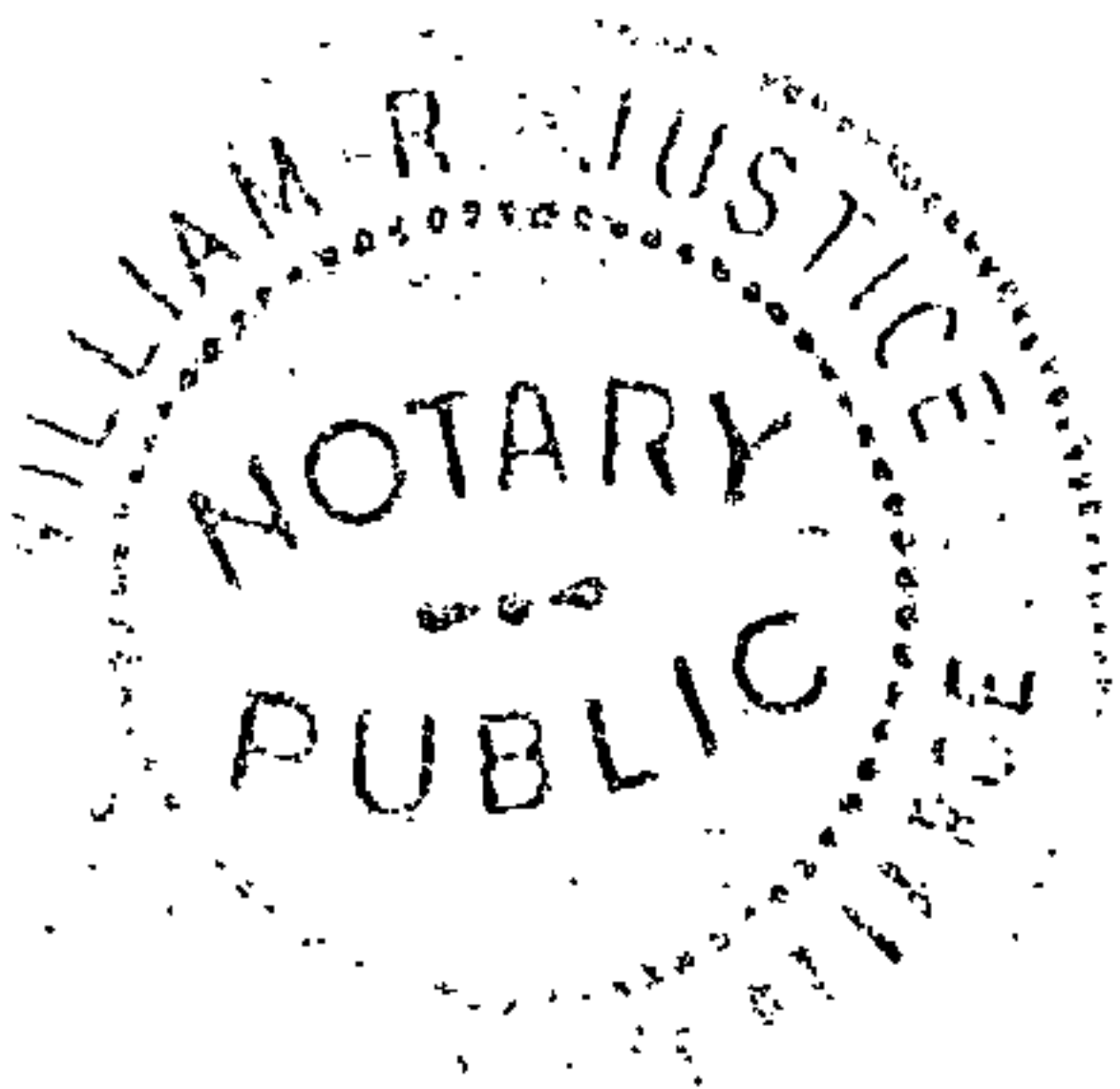
Patricia W. Goodwin

Patricia W. Goodwin

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gene Goodwin and Patricia W. Goodwin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2022.



William R. Justice
Notary Public

My commission expires: 9/12/23



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Tract #4

Commence at the Northwest corner of the Northeast Quarter of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, Per Inst # 2002-08650; thence proceed S 00°18'28" W along the West boundary of said Northeast Quarter of the Northeast quarter for a distance of 420.00 feet to a iron pin found (Gregory E. Day, PLS # 16166); thence run S 86°18'57" E for a distance of 1019.62 feet to iron pin found (Gregory E. Day, PLS # 16166), at the intersection of the Westerly right of way margin of Shelby County Road #55; thence run S 27°01'43" W along said right of way margin for a distance of 91.85 feet to a 1/2" rebar set (Clinkscales), said rebar being on said right of way margin, and being the Point of Beginning of herein described tract of land; thence leaving said right of way run S 89°53'00" W for a distance of 137.09 feet to a 1/2" rebar set (Clinkscales); thence run S 23°41'42" W for a distance of 194.25 feet to a 1/2" rebar set (Clinkscales), in the centerline of a 30 foot ingress and egress easement; thence run N 86°12'12" E along the centerline of said easement for a distance of 133.54 to a 1/2" rebar set (Clinkscales), at the intersection of the Westerly right of way margin of Shelby County Road #55, said point being on a curve to the right, having a radius of 2320.00 feet and chord bearing of N 25°19'14" E, and a chord length of 133.55 feet, thence along the arc of said curve and along said right of way for a distance of 133.67 feet to a 1/2" rebar set (Clinkscales); thence run N 27°01'43" E along said right of way margin for 54.44 feet, back to the point of beginning, containing 0.53 acres, more or less.

Also for access to the above described Tract an easement being 30 feet in width and 15 feet each side of the following centerline: Commence at the Northwest corner of the Northeast Quarter of the Northeast quarter of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, Per Inst # 2002-08650; thence proceed S 00°18'28" W along the West boundary of said Northeast Quarter of the Northeast quarter for a distance of 420.00 feet to a iron pin found (Gregory E. Day, PLS # 16166); thence continue S 00°18'28" W along the West boundary of said Northeast Quarter of the Northeast quarter for a distance of 304.44 feet to a 1/2" rebar set (Clinkscales), said point being in the centerline of herein described access easement, and being the Point of Beginning of herein described access easement; thence run along the centerline of said easement the following courses: thence from said point of beginning run N 89°51'02" E for 271.19 feet to a 1/2" rebar set (Clinkscales); thence run N 89°50'58" E for 271.09 feet to a 1/2" rebar set (Clinkscales); thence run S 84°06'50" E for 219.11 to a 1/2" rebar set (Clinkscales); thence run N 86°12'12" E for 133.54 feet to 1/2" rebar set (Clinkscales) at the intersection of the centerline of herein described 30 foot ingress and egress easement and the Westerly right of way margin of Shelby County Road #55, said rebar being the point of termination of herein described easement.



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IRON PIN FOUND
(GREGORY E. DAY,
PLS# 16166)

396.57'

TRACT #4
22905 Sq. Ft. $\pm$
0.53 Ac. $\pm$

P.O.B. TRACT #4
1/2" REBAR SET
(CLINKSCALES)

1/2" REBAR SET
(CLINKSCALES)

GRAVEL
DRIVE

MOBILE
HOME

1/2" REBAR SET
(CLINKSCALES)

A133.67'
R2320.00'
D3°18'52"

1/2" REBAR SET
(CLINKSCALES)

133.54'
N 86°12'12" E

1/2" REBAR SET
(CLINKSCALES), POINT OF TERMINATION
OF THE CENTERLINE OF A 30' EASEMENT
FOR INGRESS &
EGRESS EASEMENT

TRACT #5
34974 Sq. Ft. $\pm$
1.95 Ac. $\pm$

A241.80'
R2320.00'
D5°59'02"

HOUSE

128.5'

123.5'

151.8'

66.90' (MEAS)
66.80' (DEED)

1/2" REBAR SET
(CLINKSCALES)

SHELBY CO. RD. #55

STATE OF ALABAMA)
"BOUNDARY SURVEY"
COUNTY OF SHELBY)

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby state that all
and drawing have been completed in accordance with the current requiren
Standards of Practice for Surveying in the State of Alabama to the best of
information and belief; according to my survey of February 1, 2022. Survey
and sealed.

Order No.: 21-381

Owner: Gene Goodwin

Address: 15949 Hwy 55, Sterrett, AL 35147

BY:

Steven J. Clinkscales
Steven J. Clinkscales, PLS AL 37248

P.O. Box 326
Chelsea, AL 35043
(205)671-1033

Date: April



Real Estate Sales Validation Form

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

Grantor's Name Gene Goodwin & Patricia W. Goodwin
Mailing Address 15949 Hwy 55
Sterrett, AL 35147

Grantee's Name Christopher James Goodwin &
Mailing Address Kylee B. Goodwin
15991 Hwy 55
Sterrett, AL 35147

Property Address 15991 Hwy 55
Sterrett, AL 35147

Date of Sale 5-4-22
Total Purchase Price \$
or
Actual Value \$ 2,528.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other assessor's current market value

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 5-4-22

Print Gene Goodwin

Sign Gene Goodwin

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



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