

Send Tax Notice to:  
William Mark Rawson and Kimberly  
W. Rawson, Trustees, or their  
successors in trust, under the Rawson  
Living Trust, dated February 20, 2014  
330 Wixford Trace  
Alabaster, AL 35007  
File: BHM-22-3830

This Instrument Prepared By:  
**Robert McNearney**  
**2870 Old Rocky Ridge Road**  
**Suite 160**  
**Birmingham, AL 35243**

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$449,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **John Goodwyn and Gene Goodwyn, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

2885 Camp Creek Road, Cropwell, AL 35054

by **William Mark Rawson and Kimberly W. Rawson, Trustees, or their successors in trust, under the Rawson Living Trust, dated February 20, 2014 (herein referred to as "Grantee"),** whose mailing address is

330 Wixford Trace, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **330 Wixford Trace, Alabaster, AL 35007,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her 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 22 day of September, 2022.

John Goodwyn  
John Goodwyn

Gene Goodwyn  
Gene Goodwyn

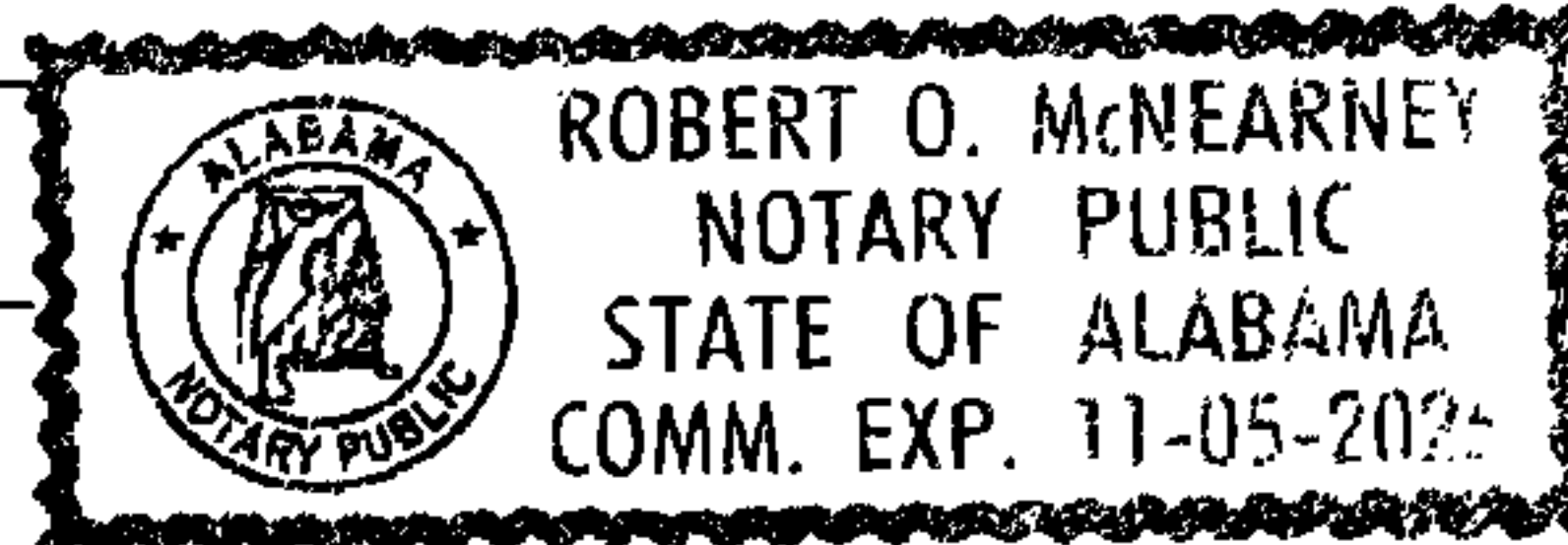
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Goodwyn and Gene Goodwyn**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of September, 2022.

Robert O. McNearney  
Notary Public

Printed Name  
My Commission Expires:

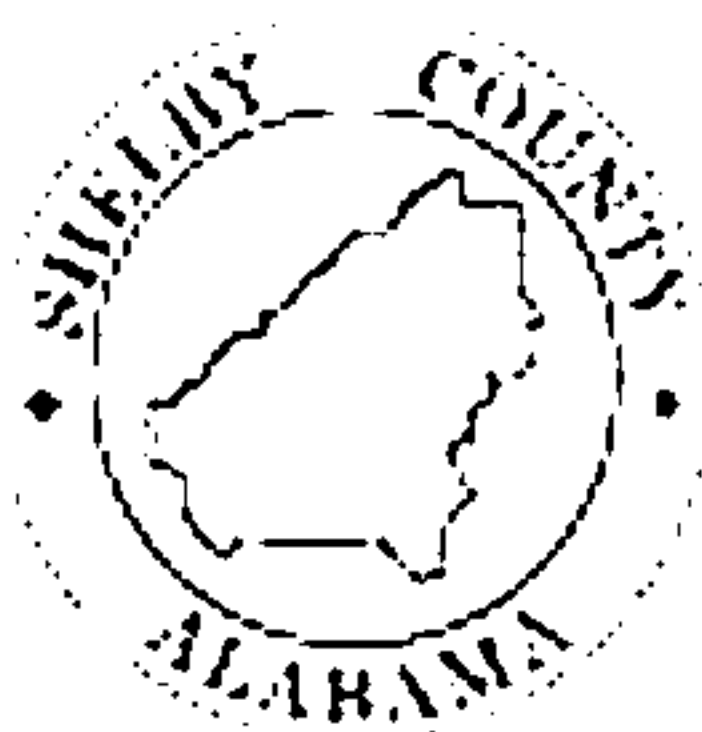




**Exhibit A**

Property 1:

Lot 346 according to the Survey of Weatherly, Wixford Moor, Sector 24 as recorded in Map Book 20, Page 144, Shelby County, Alabama Records.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/22/2022 03:44:07 PM  
\$479.00 BRITTANI  
20220922000366430

*Allen S. Bayl*