

DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to us by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **DON GOODWIN A SINGLE PERSON**, hereby remise, release, quitclaim, grant, and convey all of our interest to MARK GOODWIN and DONNA DICKSON TRUSTEES OF THE DON GOODWIN IRREVOCABLE TRUST, or their successors in interest.

to the following described real property, situated in SHELBY County, Village of Indian Springs Alabama, viz:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH
IS HEREBY INCORPORATED BY REFERENCE AS THOUGH
FULLY SET OUT HEREIN**

Subject to easements and restrictions of record, if any.

Property remains the homestead of the Grantor.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

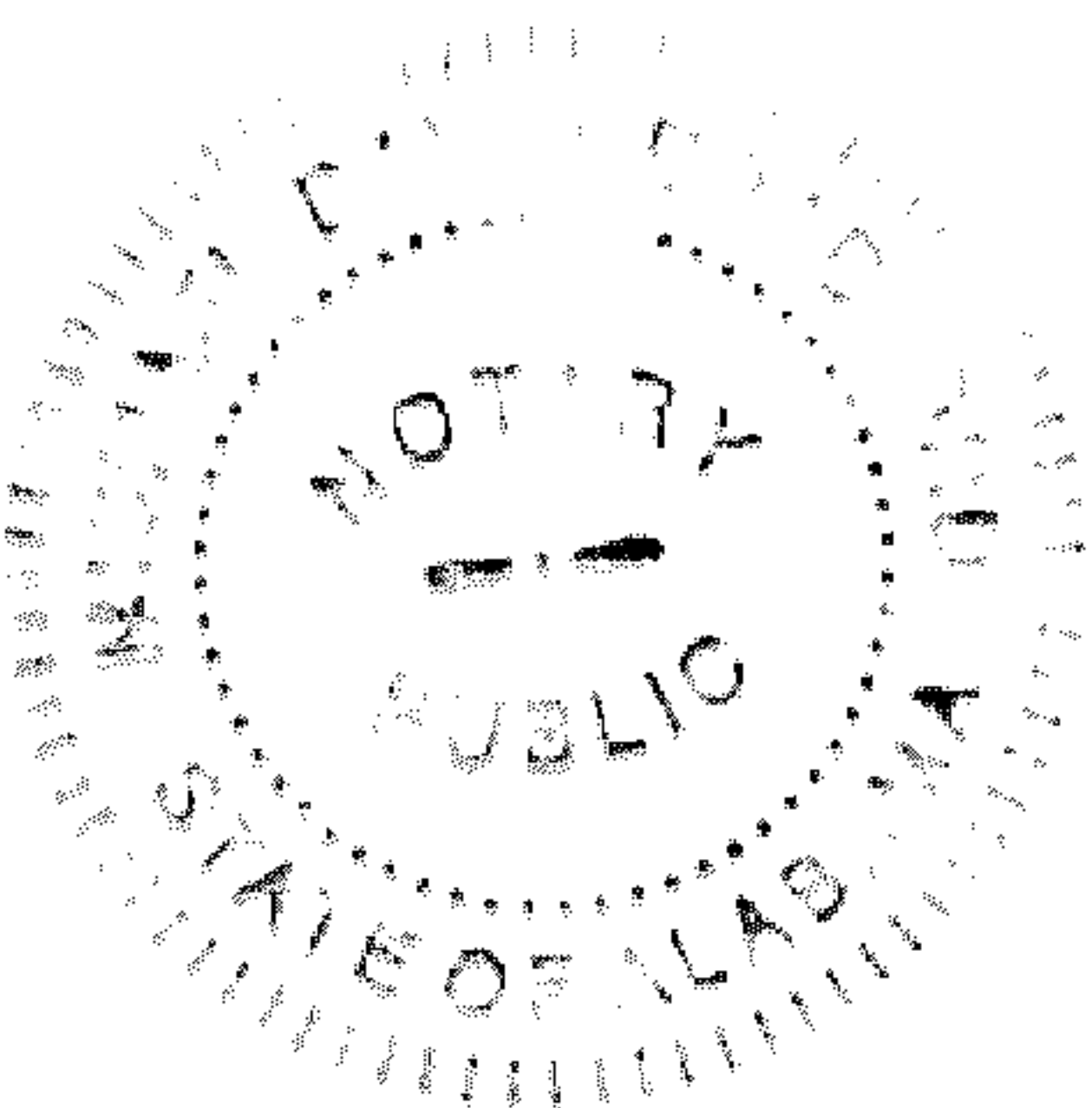
TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

20230201000026600 02/01/2023 11:07:50 AM DEEDS 2/4
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 11/1/22.


_____(SEAL)
DON GOODWIN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **DON GOODWIN, A SINGLE PERSON**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before myself that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal, this 11/1/22.



Notary Public

My Commission Expires 04/14/2026

For ad valorem tax purposes, mail to:
230 New Hope Mountain Road
Indian Springs, AL 35124

Prepared by:
John R. Holliman, Attorney
2491 Pelham Pkwy
Pelham, AL 35124

Exhibit A

Part of the SE $\frac{1}{4}$ of Sw $\frac{1}{4}$ section 15, and part of the NE $\frac{1}{4}$ of Section 22, all in Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows: From the SW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 15, run in Northerly direction along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 158.49 feet; thence turn and angle to the right 137 degrees 48 min and run in a Southeasterly direction for a distance of 331.93 feet to an existing iron pin being the point of beginning, thence continuing in a Southeasterly direction along last mentioned course for a distance of 180.19 feet to an existing iron pin; thence turn and angle to the left of 84 degrees and run in a Northeasterly direction for a distance of 306.73 feet; thence turn and angle to the left of 97 degrees 06 minutes and run in a Northwesterly direction for a distance of 136.76; thence turn and angle to the left 74 degrees 53 minutes and run in a Southwesterly direction for a distance of 311.73 feet, more or less, to the point of beginning.

Source of title: Instrument number 2006013000046400

Real Estate Sales Validation Form

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

Grantor's Name Don Goodwin Grantee's Name Mark Goodwin Donna Dickerson
 Mailing Address 230 New Hope Mountain Rd. Mailing Address Trustees of The Don
Indian Springs, AL Goodwin Irrevocable
35124 Trust
230 New Hope Mountain Rd
 Property Address 230 New Hope Mountain Rd. Date of Sale Indian Springs, AL 35124
Indian Springs, AL Total Purchase Price \$
35124 or
 Actual Value \$
 or
 Assessor's Market Value \$ 450,200

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

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 2-1-23

Print Carol Winning

Sign Carol Winning

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Form RT-1

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

02/01/2023 11:07:50 AM

\$482.50 BRITTANI

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Allen S. Bayl