

**DESCRIPTION SUPPLIED BY PARTIES. NO VERFICATION OF TITLE OR COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS HAS BEEN MADE BY PREPARER OF DEED.**

Send Tax Notice to:  
Keith Goodwin  
15851 Highway 55  
Sterrett, AL 35147

This instrument was prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD  
113 N. Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

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

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of payment of a loan by Grantees for Grantor valued at Eleven Thousand Two Hundred Sixteen and 00/100 Dollars (\$11,216.00) and the payment of Eighteen Thousand Four Hundred Eighty-four and 00/100 Dollars (\$18,484.00) in hand paid by the Grantees to the Grantor, the receipt whereof is hereby acknowledged, I, RICKY JAMES GOODWIN, an unmarried man (herein referred to as Grantor), do grant, bargain, sell and convey unto CHRISTOPHER KEITH GOODWIN and wife, ANGEL EVANS GOODWIN (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**See Exhibit "A" for legal description, which is incorporated herein by reference.**

**Subject to taxes for 2023 and subsequent years, easements, restrictions, rights-of-way and permits of record.**

**Subject to a life interest or life estate reserved by Ricky James Goodwin.**

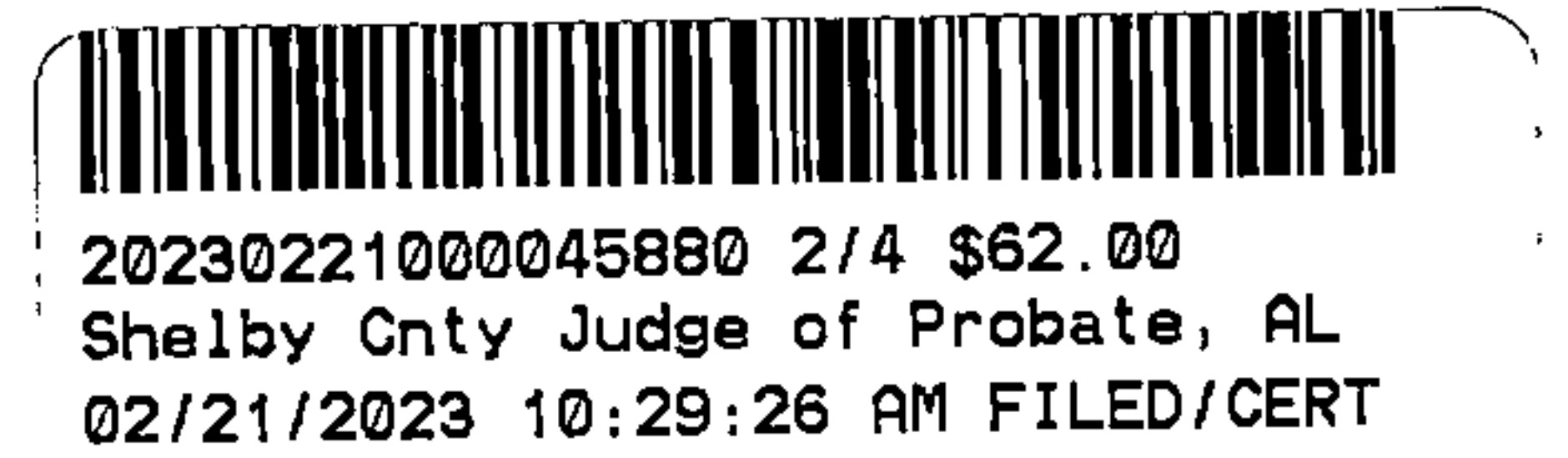
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2<sup>nd</sup> day of February, 2023.

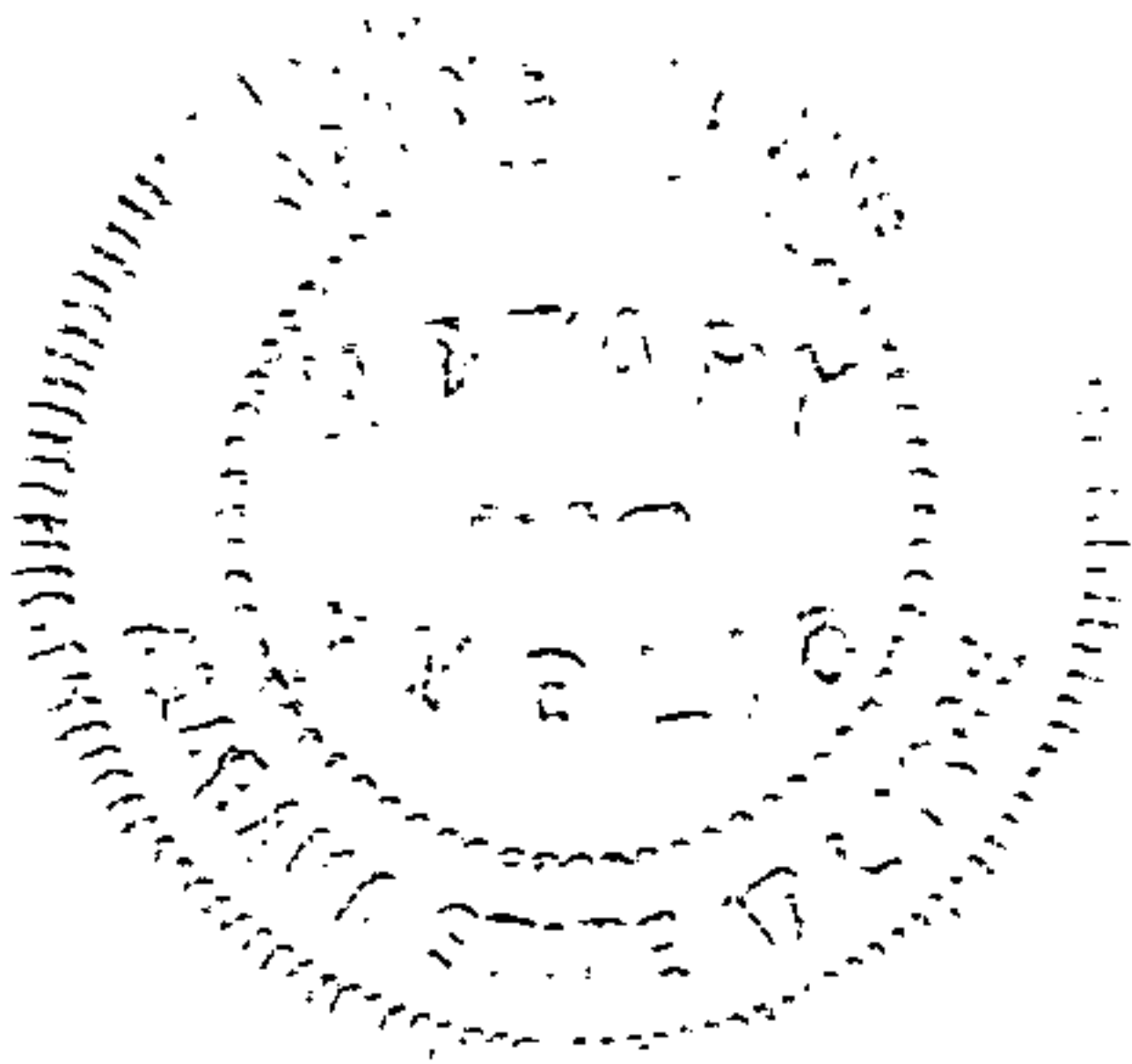
X Ricky James Goodwin  
Ricky James Goodwin

STATE OF ALABAMA     )  
SHELBY COUNTY        )



I, the undersigned, a notary public in and for said County, in said State, hereby certify that Ricky James Goodwin, an unmarried man, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of February, 2023.



Jayne L. Young  
Notary Public  
My Commission Expires: 2.1.2027



20230221000045880 3/4 \$62.00  
Shelby Cnty Judge of Probate, AL  
02/21/2023 10:29:26 AM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL IV:

Begin at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the West line of said 1/4-1/4 Section a distance of 351.54 feet; thence turn right 89 degrees 29 minutes 08 seconds and run Easterly a distance of 792.21 feet to the Westerly right of way line of County Road #55; thence turn right 107 degrees 50 minutes 07 seconds and run Southwesterly along said right of way line a distance of 241.04 feet to a point of curve to the right, having a central angle of 03 degrees 51 minutes 42 seconds and a 1483.14 foot radius; thence continue Southwesterly along said right of way line and arc of said curve a distance of 99.96 feet to the end of said curve; thence continue Southwesterly along said right of way line and tangent to said curve a distance of 30.16 feet to the South line of said 1/4-1/4 Section; thence turn right 68 degrees 18 minutes 11 seconds and run Westerly along the South line of said 1/4-1/4 Section a distance of 676.60 feet to the point of beginning.  
According to survey of Gregory E. Day, RLS #16166, dated January 11, 2002.



# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name: Ricky Goodwin  
Mailing Address: PO Box 274  
Sterrett, AL 35147

Grantee's Name: Keith Goodwin  
Mailing Address: Angel Goodwin  
15851 HWY 55  
Sterrett, AL 35147

Property Address: 15897 Highway 55  
Sterrett, AL 35147

Date of Sale February 2, 2023  
Total Purchase Price \$ 29,700

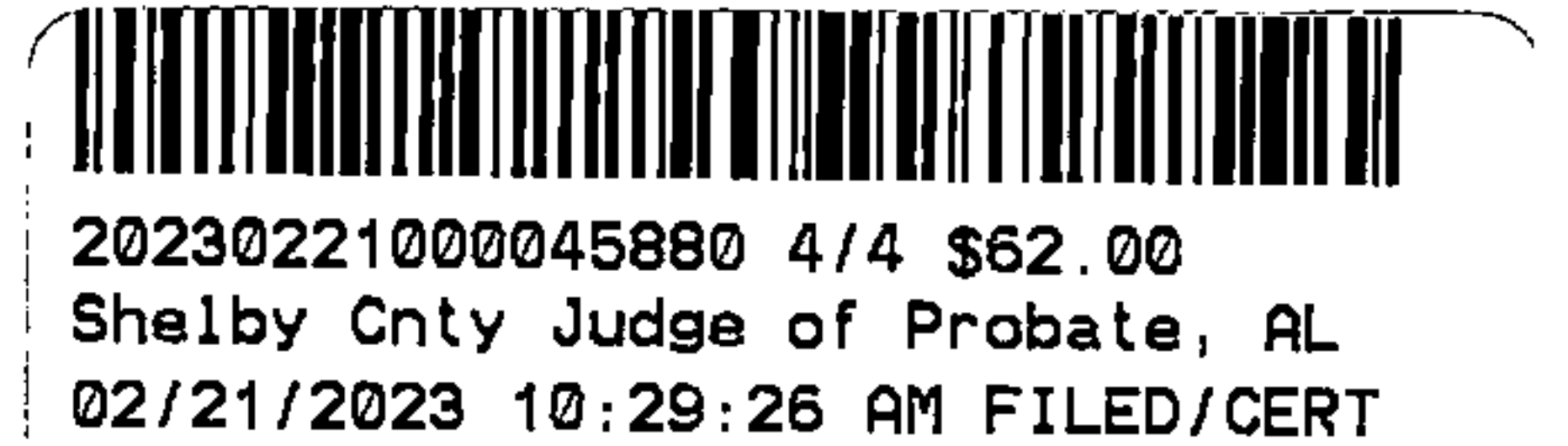
or  
Actual Value \$ \_\_\_\_\_

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  
☒ 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 February 2, 2023

Sign Keith Goodwin  
(Grantor ☒ Grantee ☐ Owner/Agent) circle one

Print Keith Goodwin

☐ Unattested

\_\_\_\_\_  
(Verified by)