

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Christian Shane Goodwin and Rebekah
Laurie Goodwin
112 Setting Sun Lane
Alabaster, AL 35007

State of Alabama

**GENERAL WARRANTY DEED
JOINT RIGHTS OF SURVIVORSHIP**

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00)**, and other good and valuable consideration in hand paid to Jason D. Benson and Emily D. Benson, husband and wife (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, by the Christian Shane Goodwin and Rebekah Laurie Goodwin, husband and wife, as joint tenants with right of survivorship (hereinafter referred to as "Grantees"), hereby grant, bargain, sell and convey unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 12, Sector 3, according to the Survey of Apache Ridge Sectors 2 and 3, as recorded in Map Book 16, Page 60, in the Probate Office of Shelby County, Alabama.

Property Address: **112 Setting Sun Lane, Alabaster, AL 35007**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.


TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$261,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

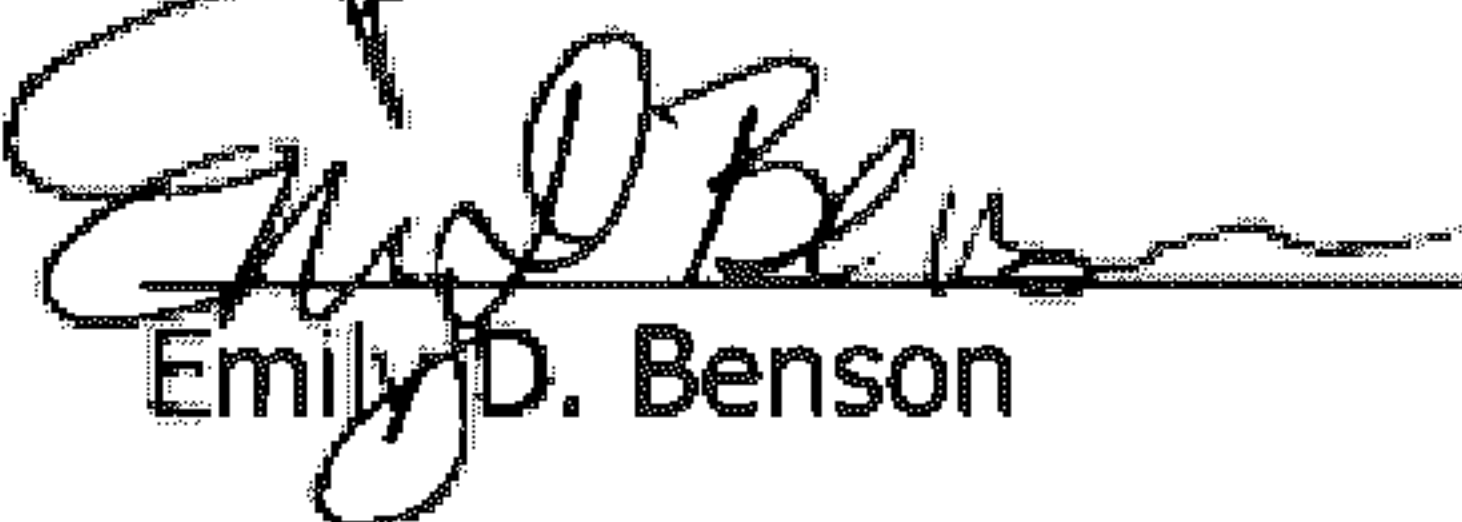
TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantees, Grantees' heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the **28th day of February, 2023**



Jason D. Benson

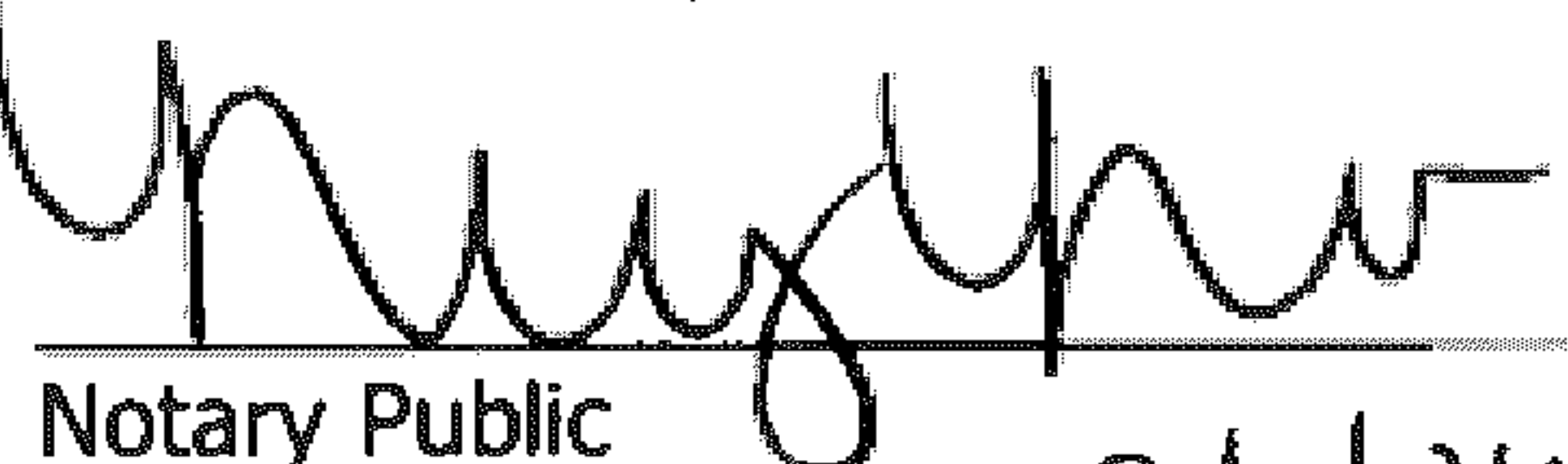


Emily D. Benson

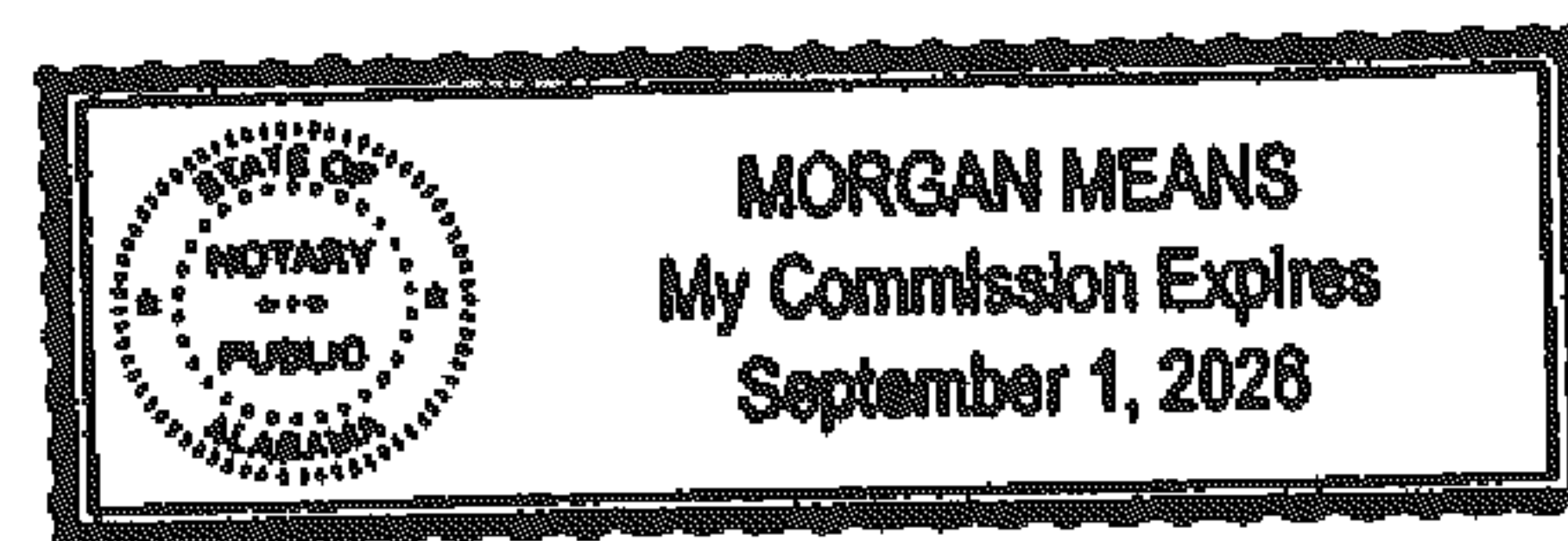
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jason D. Benson and Emily D. Benson whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2023.



Notary Public
My Commission Expires: 9/1/26



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jason D. Benson and Emily D. Benson
 Mailing Address 212 Silver Creek Parkway
Alabaster, AL 35007

Grantee's Name Christian Shane Goodwin and Rebekah
Laurie Goodwin
 Mailing Address 3123 Reserve Court
Vestavia, AL 35243

Property Address 112 Setting Sun Lane
Alabaster, AL 35007

Date of Sale February 28, 2023
 Total Purchase Price \$275,000.00

Or
 Actual Value \$

Or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/02/2023 08:05:45 AM
 \$42.00 BRITTANI
 20230302000056650

Brittani

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

Appraisal
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 2/28/23

Print Morgan Means

Unattested

Sign [Signature]