


Send Tax Notice To & This Instrument Prepared By:
Justin Leigh Goodwin
1140 Silver Creek Lane
Alabaster, AL 35007


20230803000234840 1/4 \$142.00
Shelby Cnty Judge of Probate, AL
08/03/2023 03:43:53 PM FILED/CERT

Quit Claim Deed

STATE OF **ALABAMA**
COUNTY OF **SHELBY**

Know All Men by These Presents: Pursuant to that certain Final Decree Of Divorce in the Circuit Court of Shelby County, Alabama, Domestic Relations Division, Case Number DR-2021-900421,

Abigail Leigh Goodwin, an unmarried woman,
hereinafter referred to as “Grantor”, hereby remises, releases, quitclaims, grants, sells, and conveys to

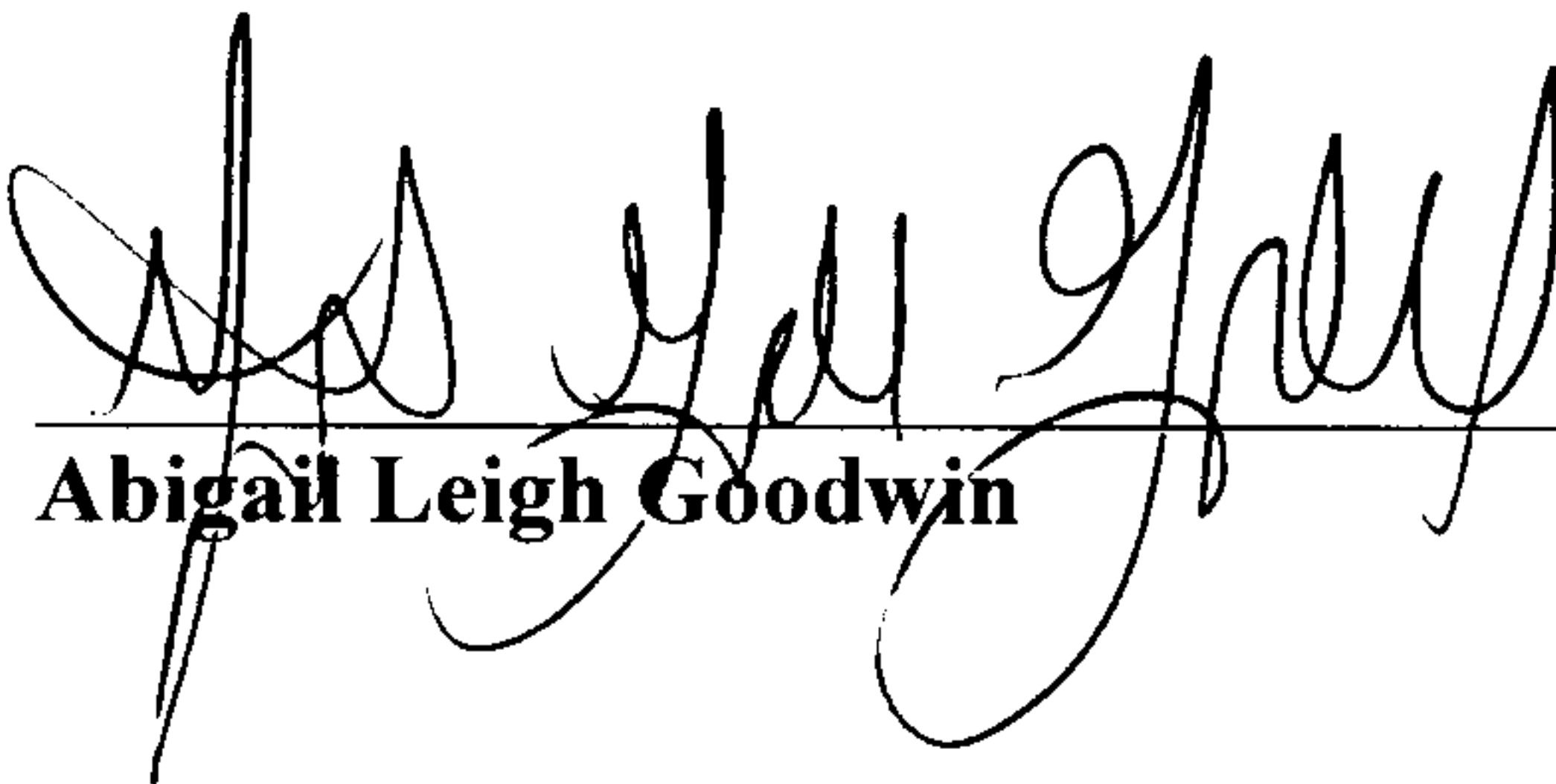
Justin Leigh Goodwin,
hereinafter referred to as “Grantee”, whether one or more, all right, title, interest and claim in and to Grantor’s interest in and to the following described real estate, situated in **Shelby County, Alabama, to-wit:**

See Attached Exhibit “A” Legal Description

The grantee herein, Justin Leigh Goodwin, is one and the same person as Justin Goodwin, grantee in that certain Warranty Deed recorded at Instrument Number 20190401000103530 in the Probate Office of Shelby County, Alabama.

To Have And To Hold the herein-described premises unto the Grantee, so that neither the said Grantor, nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand, any right, title or interest to the herein-described premises or its appurtenances, or any rights thereof.

In Witness Whereof, I have hereunto set my hands and seal on this the **27th day of July, 2023.**


_____(Seal)
Abigail Leigh Goodwin

Shelby County, AL 08/03/2023
State of Alabama
Deed Tax:\$111.00

STATE OF ALABAMA
COUNTY OF SHELBY



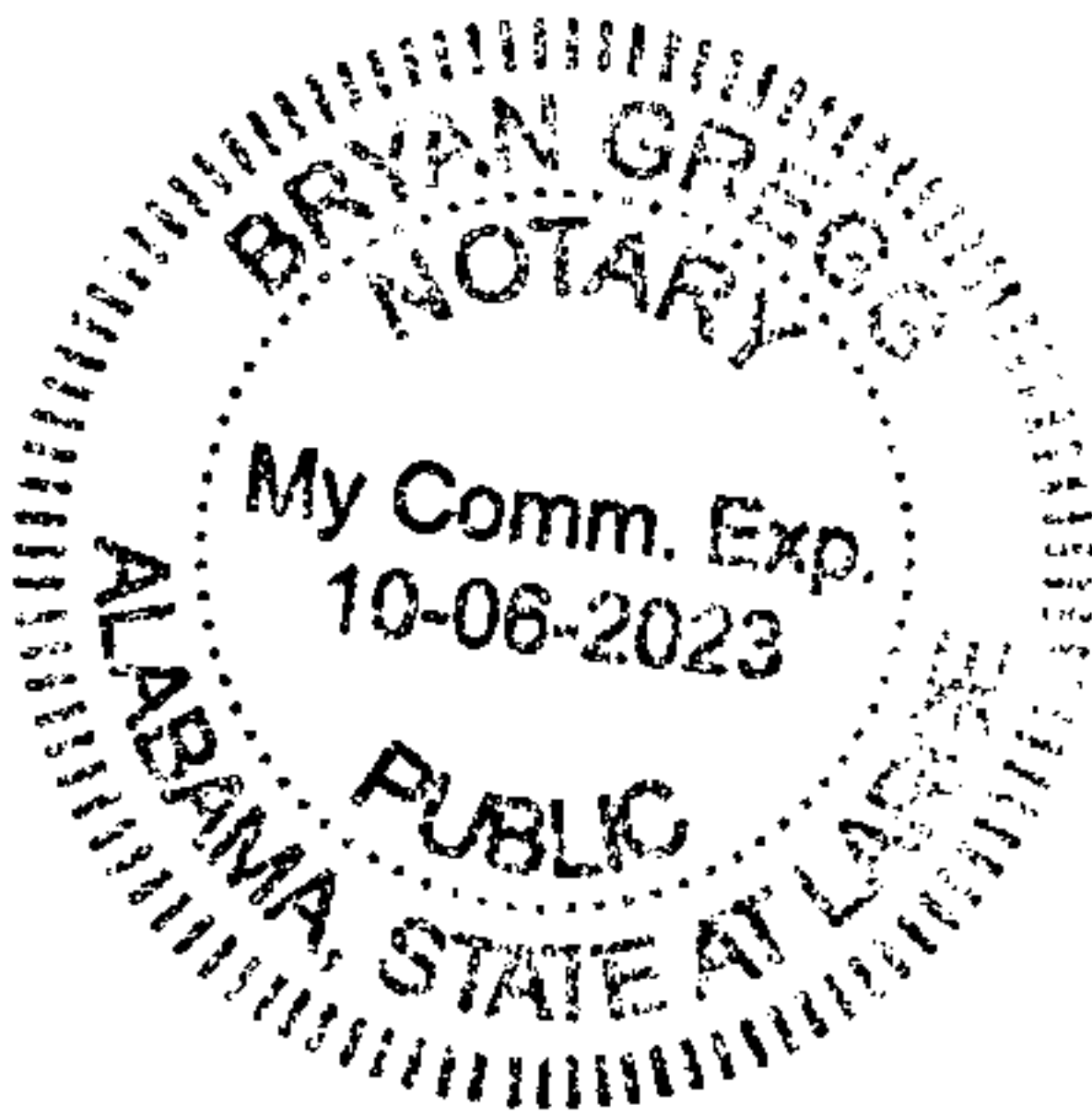
20230803000234840 2/4 \$142.00
Shelby Cnty Judge of Probate, AL
08/03/2023 03:43:53 PM FILED/CERT

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Abigail Leigh Goodwin**, 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 this 27th day of July, 2023.

Notary Public

My Commission Expires: 10-6-2023





20230803000234840 3/4 \$142.00
Shelby Cnty Judge of Probate, AL
08/03/2023 03:43:53 PM FILED/CERT

Exhibit "A" Legal Description

Lot 353, according to the survey of Silver Creek, Sector III, Phase II, as recorded in Map Book 36, Page 104, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



20230803000234840 4/4 \$142.00
Shelby Cnty Judge of Probate, AL
08/03/2023 03:43:53 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Abigail Leigh Goodwin
Mailing Address 113 Frances Lane
Helena, AL 35080

Grantee's Name Justin Leigh Goodwin
Mailing Address 1140 Silver Creek Lane
Alabaster, AL 35007

Property Address 1140 Silver Creek Lane
Alabaster, AL 35007

Date of Sale July 27, 2023
Total Purchase Price \$

or
Actual Value \$ Deed pursuant to divorce decree.

or
Assessor's Market Value \$ 221,600.00 (110,800.00 1/2 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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County, Alabama Tax Assessment Records
☐ 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 7-27-2023
Unattested (verified by) Sign Bryan Gregg
(Grantor/Grantee/Owner/Agent circle one)

Print Form