

Send tax notices and after recording mail to:  
8862 Nicol Hill Dr  
Cottondale, AL 35453

Prepared By:  
Spencer P. Waddell, Esq.  
Gregory Varner & Associates  
225 Narrows Parkway, Suite B  
Birmingham, Alabama 35242

Parcel No.: 16-3-05-0-000-017.004

**FIDUCIARY DEED**

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

KNOW ALL MEN BY THESE PRESENTS, that **Tonya Schwartz**, being the duly appointed, qualified, and acting Personal Representative of the Estate of Joseph Eades Goode, Sr., deceased, pursuant to the Letters of Testamentary dated August 24, 2022 and other orders of the Probate Court of Shelby County, Alabama entered in Case No. PR-2022-000530, in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration the sufficiency and adequacy of which is hereby acknowledged, does hereby grant, bargain, sell, convey, and transfer to **Tonya Nadine Schwartz** ("Grantee"), the sole beneficiary of the Estate and Last Will & Testament of Joseph Eades Goode, Sr., deceased, all of the decedent's right, title, and interest, discharged from liability of the debts of the Estate of Joseph Eades Goode, Sr., deceased, together with every contingent remainder and right of reversion, in and to the following described real property situated in Shelby County, Alabama, to wit:

From the NW corner of the SE 1/4 – SE 1/4 of Section 5, Township 20 South, Range 1 East proceed South along the West boundary of said 1/4 1/4 Section for a distance of 313.2 feet to the point of beginning of property herein described; thence from said point of beginning continue South along the projection of the aforementioned course and the West boundary of 1/4 1/4 Section for a distance of 417.52 feet, thence turn an angle of 89° 09' left and proceed East parallel to the North boundary of said 1/4 1/4 Section for a distance of 1,183.32 feet to a point on the West right of way boundary of Shelby County Highway #55; thence turn an angle of 70° 11' 24" left and run Northeasterly for a chord distance of 443.76 feet to a point on the West right of way boundary of said County Road #55; thence turn an angle of 109° 48' 36" left and proceed West parallel to the North boundary of said SE 1/4 – SE 1/4 of Section 5 for a distance of 1,339.90 feet to the point of beginning of herein described parcel of land and containing 12 acres. The above-described parcel of land being situated in the SE 1/4 of SE 1/4 of Section 5 and the SW 1/4 -SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama. According to survey of Billy R. Martin, registered Land Surveyor, dated November 5, 1997.

**Less and Except:** Part of the SE 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: From the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, proceed South along the West boundary of said SE 1/4-SE1/4 a distance of 313.2 feet to the point of beginning of herein described parcel of land; thence continue South along said West boundary of SE 1/4-SE1/4 a distance of 417.52 feet; thence turn an angle of 88°14'21" left and proceed East parallel to the North Boundary of said 1/4-1/4 Section a distance of 746.9 feet to a point; thence turn 70°11'24" left and proceed Northeasterly parallel to the Westerly R/W boundary of County Road #55 a distance of 221.94 feet; thence turn an angle of 70°11'24" right and proceed East parallel to the North boundary of said 1/4-1/4 Section a distance of 436.0 feet to a point on the Westerly right of way boundary of County Highway #55; thence turn an angle of 70°11'24" left and proceed Northeasterly for a chord distance of 221.82 feet to a point on the Westerly R/W line of said Highway; thence turn an angle of 109°48'36" left and proceed West parallel to the North boundary of said SE 1/4-SE 1/4 a distance of 1,346.12 feet to the point of beginning. Containing 10.03 acres.

The conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above-described property.

**Prior Deed Reference(s):** Book 170 at Page 991; Inst. No. 1993-08353.


The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

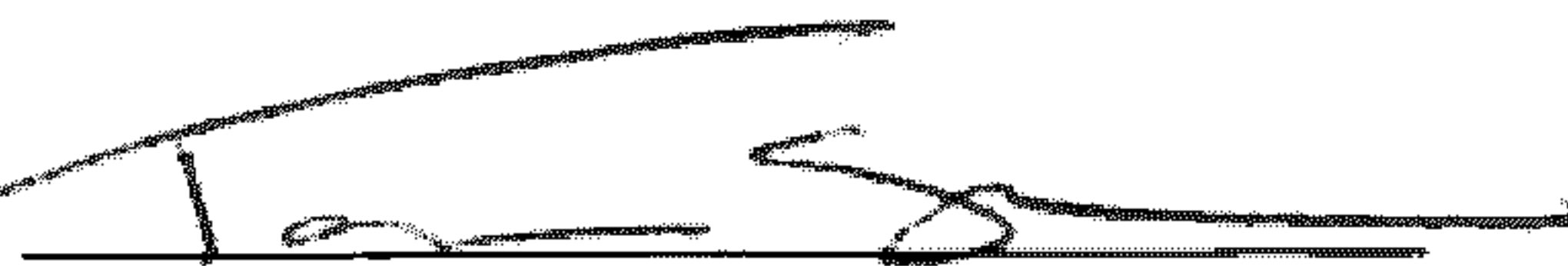
**TO HAVE AND TO HOLD** unto said the Grantee, her heirs and assigns forever, together with all appurtenances thereunto.

The scrivener makes no warranties and expresses no opinion as to the Grantor's title or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by the Grantor.

**IN WITNESS WHEREOF**, the said Grantor, who is authorized to execute this conveyance hereto sets her signature and seal, on this the 2 day of August, 2023.

**GRANTOR:**

  
WITNESS

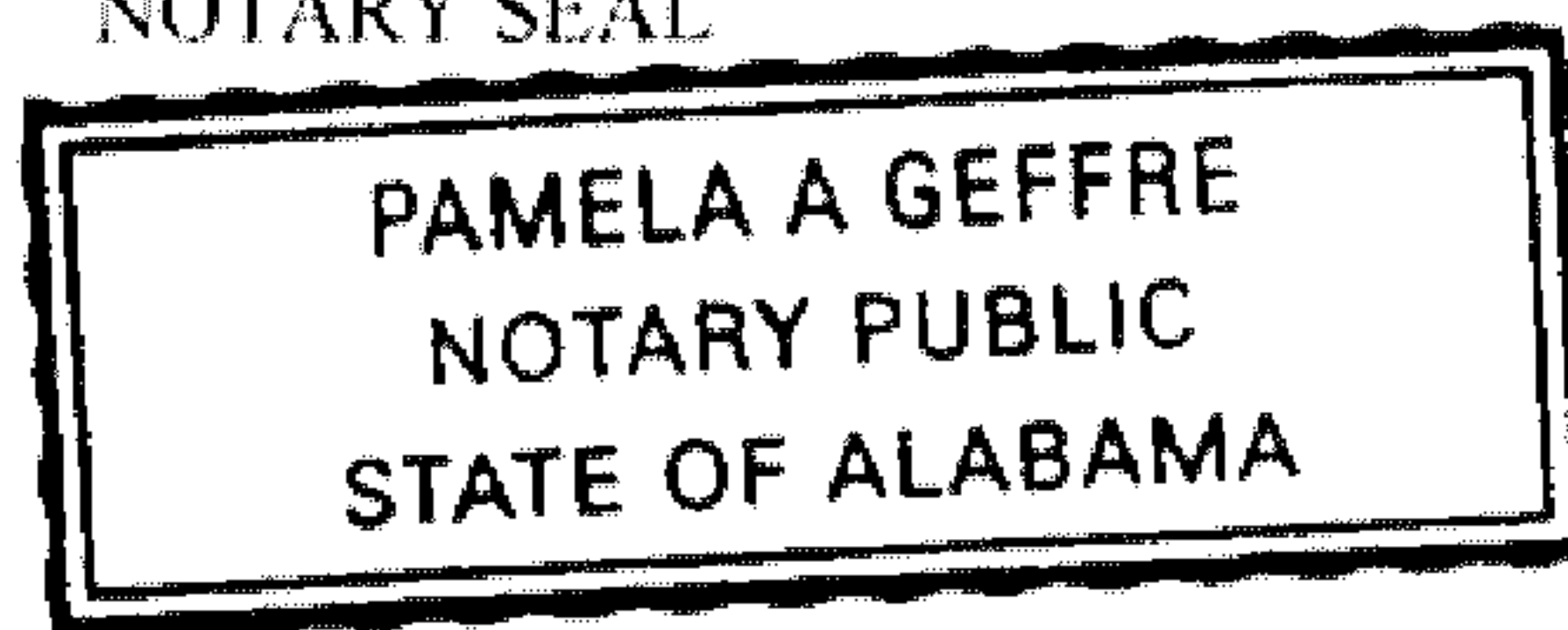
  
TONYA SCHWARTZ,  
Personal Representative of the Estate of  
Joseph Eades Goode, Sr.

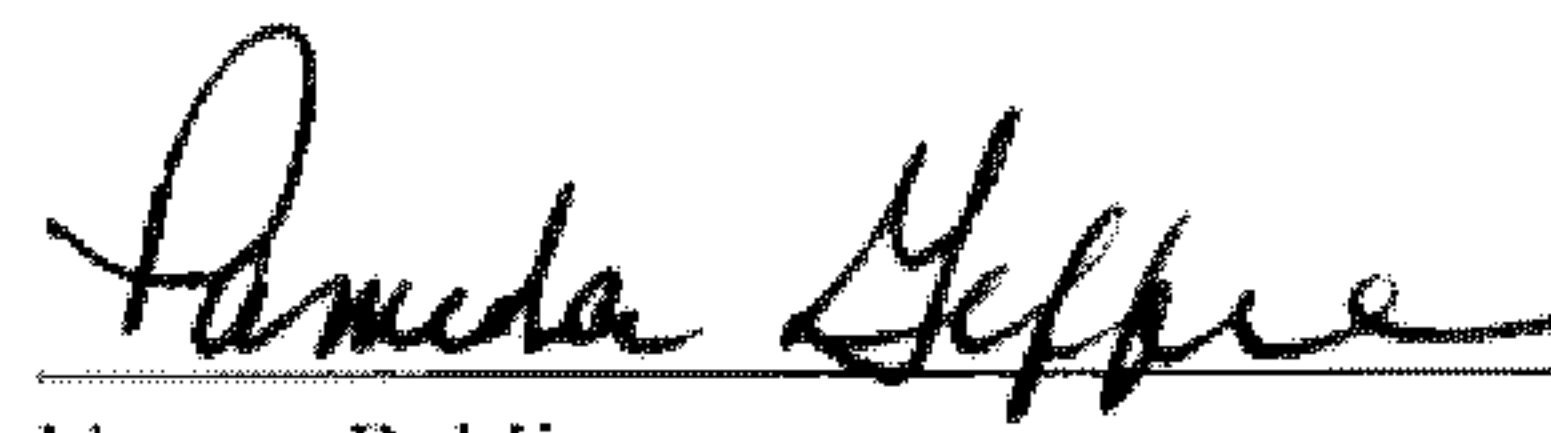
STATE OF ALABAMA           )  
COUNTY OF TUSCALOOSA )

I, PAMELA GEFFRE, a Notary Public for the State of Alabama, do hereby certify that Tonya Schwartz, acting as the Administrator for the Estate of Joseph Eades Goode, Sr., who is known to me and whose name is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily in his authorized capacity on the day the same bears date.

WITNESS my hand and official seal on this the 2 day of AUGUST, 2023.

NOTARY SEAL



  
Notary Public  
My Commission Expires: FEB 28, 2027

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

Grantor's Name Tonya Schwartz  
 Mailing Address Personal Representative  
8862 Nicol Hill Drive  
Cottondale, Alabama 35453

Grantee's Name Tonya Nadine Schwartz  
 Mailing Address 8862 Nicol Hill Drive  
Cottondale, Alabama 35453

Property Address 6821 County Road 55  
Wilsonville, Alabama 35186

Date of Sale 11/6/2023  
 Total Purchase Price \$                     

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/08/2023 08:04:04 AM  
 \$29.00 PAYGE  
 20231108000328070



or  
 Actual Value \$                     

or  
 Assessor's Market Value \$ \$137.790

*Allen S. Byrd*

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 Fiduciary Deed  
☐ 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 11/7/2023

Print Spencer P. Waddel, Agent

☐ Unattested

Sign

(verified by)

*Spencer P. Waddel*

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**