

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Teresa Cooper Lloyd  
2149 Cameron Circle  
Shelby, AL 35242

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Thousand And No/100 Dollars (\$200,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Timothy Goodpastor, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Teresa Cooper Lloyd (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


The following described property located in Section 6, Township 19 South, Range 1 West, more particularly described as follows:

Commence at the Northwest corner of the SE 1/4 of Section 6, Township 19 South, Range 1 West, thence run South 1,322.33 feet to the point of beginning. Thence continue South to the Westerly right of way line of Alabama Highway 119, thence Northeasterly along said right of way 767.03 feet; thence West to the point of beginning, containing approximately 2.34 acres, more or less.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

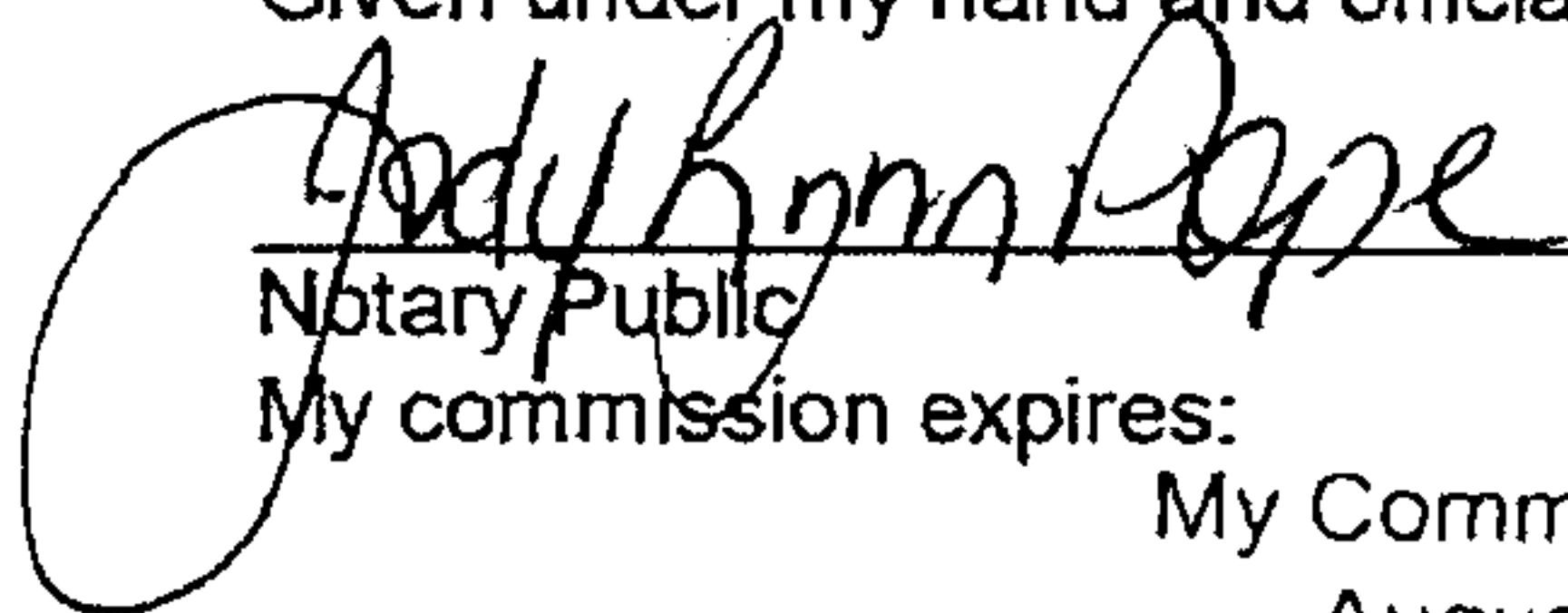
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 14 day of MARCH, 2024.

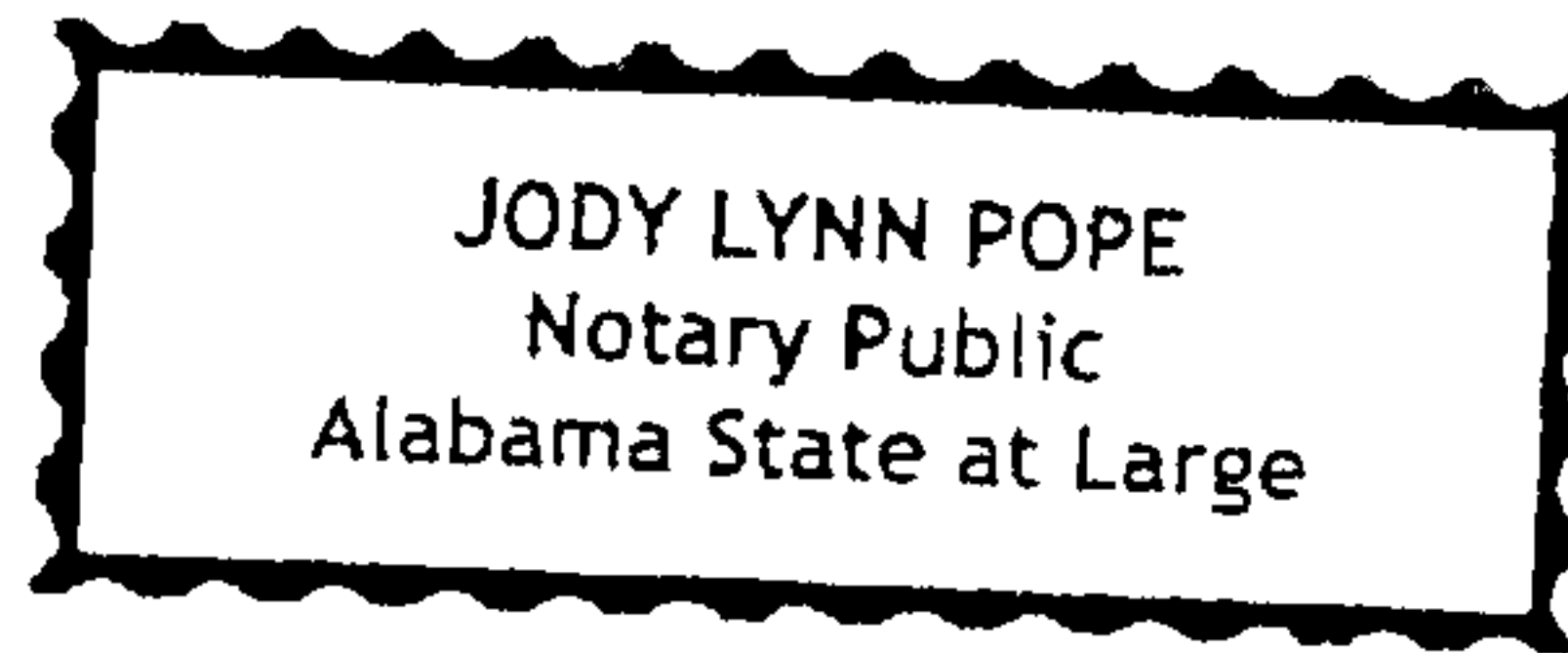
  
Timothy Goodpastor

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy Goodpastor 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 and official seal on this 14 day of MARCH, 2024.

  
Notary Public  
My commission expires:  
My Commission Expires  
August 17, 2024



**Real Estate Sales Validation Form**

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

Grantor's Name	Timothy Goodpastor	Grantee's Name	Teresa Cooper Lloyd
Mailing Address	356 Hughes Rd New Market, AL 35761	Mailing Address	2149 Cameron Circle Birmingham, AL 35242
Property Address	6420 Cahaba Valley Rd Birmingham, AL 35242	Date of Sale	March 15, 2024
		Total Purchase Price	\$200,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	Other: _____
<input checked="" type="checkbox"/> 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**

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: March 15, 2024

Sign  \_\_\_\_\_  
Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/25/2024 09:56:27 AM**  
**\$228.00 BRITTANI**  
**20240325000079850**

*Brittani*