

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

SEND TAX NOTICE TO:
Lillian K. Goodwin and Jackson B. Causey
50270 Highway 25
Sterrett, AL 35147

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Forty-Six Thousand And No/100 Dollars (\$146,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Estate of James Kerry McGuire, deceased (Shelby County, Alabama Probate Case No. PR-2023-001080), (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lillian K. Goodwin and Jackson B. Causey (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**:

From the Southeast corner of the NE1/4 of the SE 1/4 of Section 24, Township 18 South, Range 1 East, run Northerly along the East boundary line of the NE 1/4 of the SE 1/4 of Section 24, Township 18 South, Range 1 East, 99.08 feet, more or less, to the point of the intersection of the East boundary line of the NE 1/4 of the SE 1/4 of Section 24, Township 18 South, Range 1 East, and the Northeast right of way line of Alabama State Highway No. 25; thence turn an angle of 42 degrees 26 minutes to the left and run Northwesterly along the Northeast right of way line of Alabama State Highway No. 25 for 1062 .23 feet to the point of beginning of the land herein described and conveyed; thence continue Northwesterly along the Northeast R.O.W. line of said Highway for 208.71 feet; thence turn an angle of 90 degrees 00 minutes to the right and run Northeasterly 377. 65 feet, more or less, to a point on the Southwest right of way line of the Central of Georgia Railroad; thence turn an angle of 88 degrees 33 minutes to the right and run Southeasterly along the Southwest R.O.W. line of the Central of Georgia Railroad for 208.84 feet; thence turn an angle of 91 degrees 27 minutes to the right and run Southwesterly 382.74 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

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.

James Kerry McGuire was the surviving grantee in that certain Warranty Deed recorded in Book 228, Page 632. The other grantee, Mary G. McGuire having died on or about June 24, 1995.

Subject to a third party mortgage in the amount of \$143,355.00 executed and recorded simultaneously herewith.

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 26 day of AUGUST, 20 24.

Estate of James Kerry McGuire, deceased (Shelby County, Alabama Probate Case No. PR-2023-001080)

BY: Todd Matthew McGuire

Todd Matthew McGuire
Personal Representative

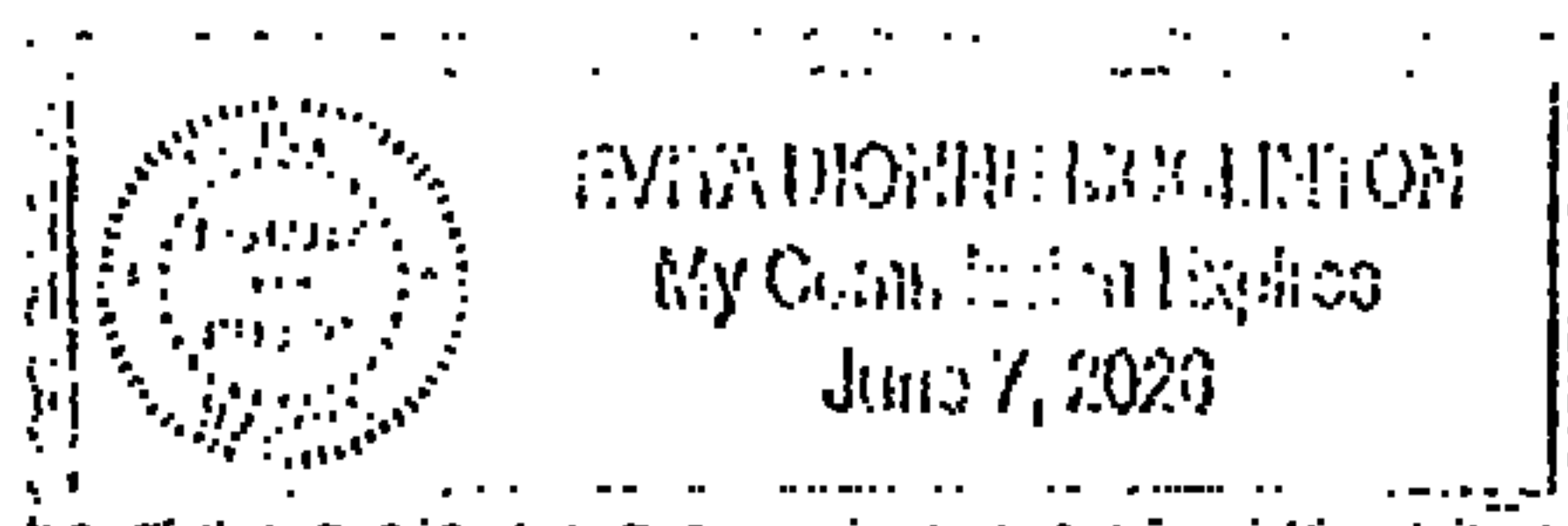
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd Matthew McGuire whose name as Personal Representative for The Estate of Estate of James Kerry McGuire, deceased (Shelby County, Alabama Probate Case No. PR-2023-001080) 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/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 26 day of Aug, 20 24

[Signature]
Notary Public

My commission expires: 6-7-24



Real Estate Sales Validation Form

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

Grantor's Name	Estate of James Kerry McGuire, deceased (Shelby County, Alabama Probate Case No. PR-2023-001080)	Grantee's Name	Lillian K. Goodwin and Jackson B. Causey
Mailing Address	3150 Hwy 109 Wilsonville, AL 35186	Mailing Address	50270 Highway 25 Sterrett, AL 35147
Property Address	50270 Highway 25 Sterrett, AL 35147	Date of Sale	August 26, 2024
		Total Purchase Price	\$146,000.00
		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	<input type="checkbox"/> 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: August 26, 2024

Sign



Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2024 03:11:49 PM
\$31.00 PAYGE
20240827000267820

