

AFTER RECORDING RETURN TO:

Elizabeth O'Brien
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

Mail future tax bills to:

ALFA Montevallo LLC
1083 Vine Street #516
Healdsburg, CA 95448

---Above This Line Reserved For Official Use Only---

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, as of this 21st day of November, 2024, that for and in consideration of Four Hundred Seventy-five Thousand and no/100 DOLLARS (\$475,000.00) in hand, paid to the undersigned **JAMES C. GOODWIN** and **RHONDA GOODWIN**, husband and wife (collectively, the "**GRANTOR**"), with an address of 7045 County Road 22, Montevallo, AL 35115, the receipt and sufficiency of which are hereby acknowledged, the said GRANTOR does hereby GRANT, BARGAIN, SELL, CONVEY and CONFIRM to **ALFA MONTEVALLO LLC**, a California limited liability company ("**GRANTEE**"), with an address of 1083 Vine Street #516, Healdsburg, CA 95448, the following described real property, situated in the County of Shelby and State of Alabama, to-wit:

SEE **EXHIBIT A** ATTACHED HERETO

TAX PARCEL ID NO.: 27-1-02-0-001-006.000

The property identified herein is registered as the homestead of Grantor.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) ad valorem taxes for the current year and subsequent years not yet due and payable, and (c) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD, the aforementioned premises, together with improvements, easements and appurtenances thereunto appertaining, unto the said GRANTEE, its successors and assigns forever.

And GRANTOR does covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, and GRANTOR will warrant and defend the said Property to said GRANTEE, its successors and assigns against the lawful claims (unless otherwise noted herein) of all persons claiming by through, or under the GRANTOR, but no further or otherwise.

[Signatures begin on next page]

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of the date first set forth above.

GRANTOR:

James C. Goodwin
James C. Goodwin

Rhonda Goodwin
Rhonda Goodwin

STATE OF ALABAMA)
) ss
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James C. Goodwin and Rhonda Goodwin whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of November, 2024.

William E. Pitts
Notary Public Signature

My Commission Expires: _____

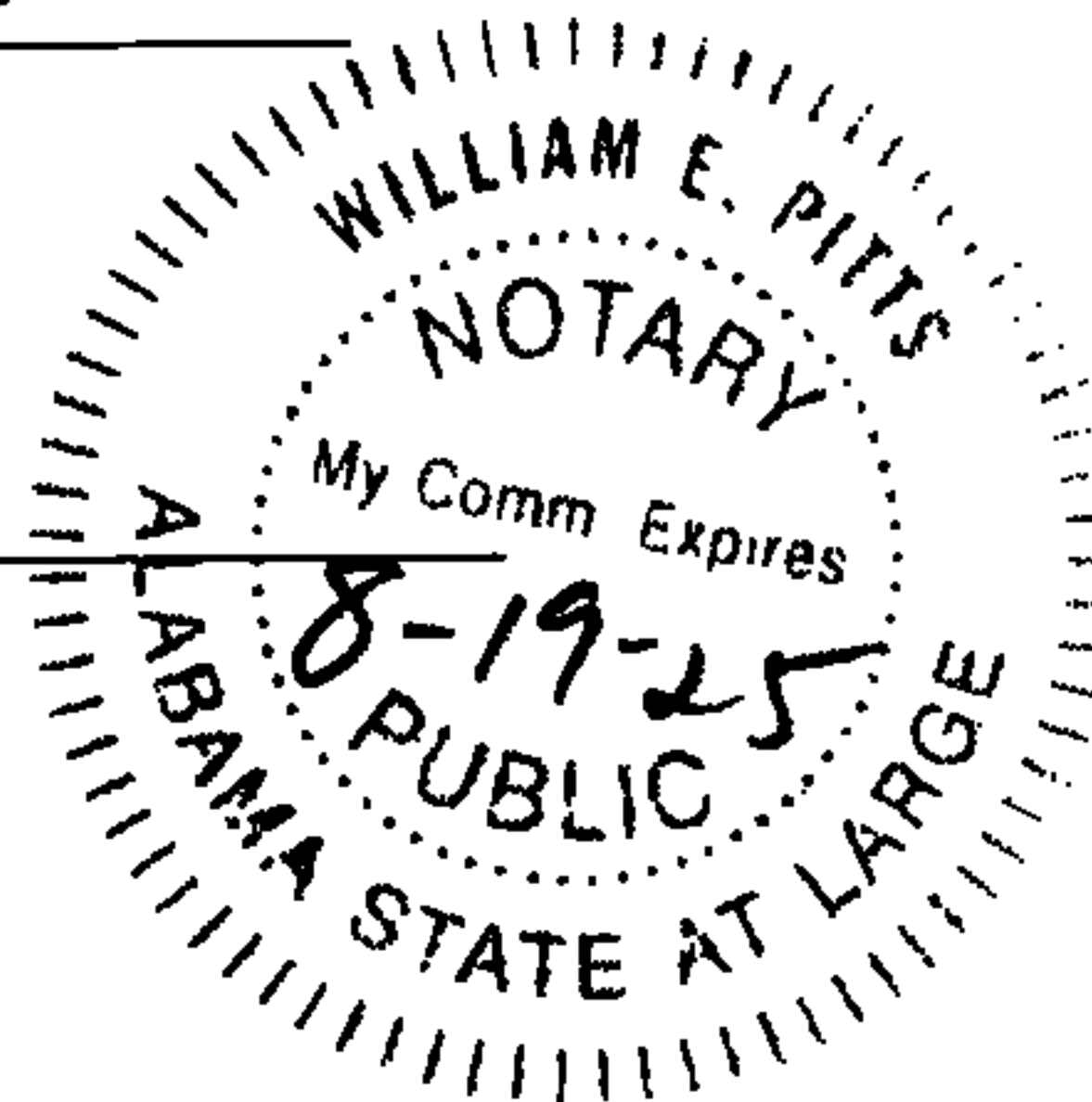


EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED

AS FOLLOWS:

A PARCEL IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 119 AND THE NORTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 22; THENCE IN AN EASTERLY DIRECTION, ALONG SAID NORTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 22, A DISTANCE OF 290.0 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG LAST DESCRIBED COURSE, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 130.0 FEET; THENCE 91 DEG. 10 MIN. 00 SEC. LEFT, IN A NORTHERLY DIRECTION, A DISTANCE OF 186.06 FEET; THENCE 88 DEG. 50 MIN. 00 SEC. LEFT IN A WESTERLY DIRECTION, A DISTANCE OF 130.0 FEET; THENCE 91 DEG. 10 MIN. 00 SEC. LEFT IN A SOUTHERLY DIRECTION A DISTANCE OF 186.06 FEET TO THE POINT OF BEGINNING.

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

Grantor's Name	<u>James C. Goodwin and Rhonda Goodwin</u>	Grantee's Name	<u>ALFA Montevallo LLC</u>
Mailing Address	<u>7045 County Road 22</u>	Mailing Address	<u>1083 Vince Street #516</u>
	<u>Montevallo, AL 35115</u>		<u>Healdsburg, CA 95448</u>
Property Address	<u>7045 County Road 22</u>	Date of Sale	<u>11/21/2024</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>\$ 475,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 |
| ☒ 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 11/21/24Print James C. Goodwin

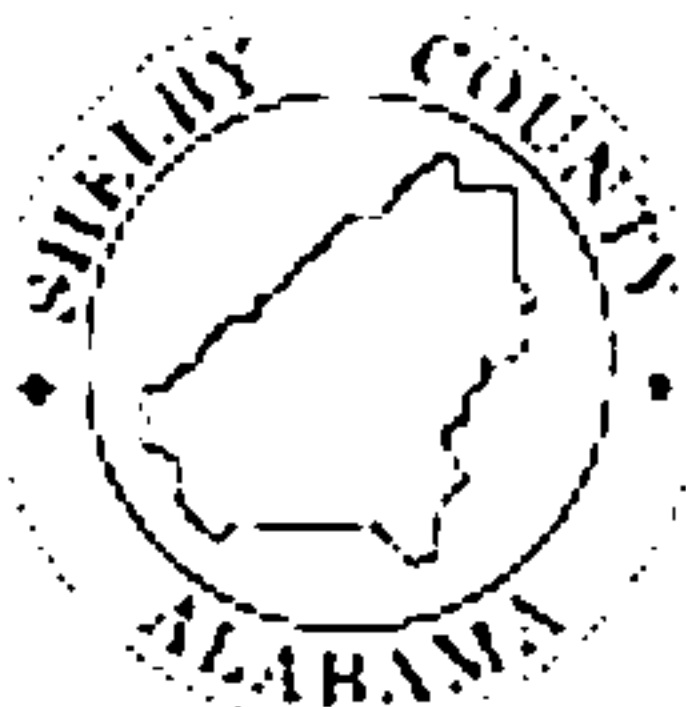
Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2024 10:15:02 AM
 \$506.00 JOANN
 20241202000370110

