

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 )  
)

Fair Market Value: \$53,629.00

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

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

James C. Goodwin and Rhonda Goodwin, husband and wife, hereinafter referred to collectively as "Grantors", for consideration paid and in full consideration of Ten Dollars (\$10.00), do hereby remise, release and convey with all quitclaim covenants to ALFA Montevallo LLC, a California limited liability company, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

With Quitclaim Covenants,

A certain parcel of land with the buildings thereon, if any, situated in Montevallo, Shelby County, Alabama, bounded and described as follows:

A parcel of land located in the Northeast one quarter of Section 2, Township 22 South, Range 3 West Shelby County, Alabama. Said parcel being more particularly described as follows:

Commence at a found 2 inch crimp marking the Southeast corner of Lot 1 Ferguson Subdivision as recorded in Map Book 17 Page 58 in the Office of Judge of Probate Shelby County, Alabama, said point also lying on the North right of way of Shelby County Highway 22; thence run South 88 Degrees 21 Minutes 54 Seconds East along said North right of way and along the extension of the South line of said Lot 1 for a distance of 141.80 feet to a found 5/8 inch rebar, said point marking the POINT OF BEGINNING of the parcel herein described; thence leaving said North right of way and the extension of said Lot 1 run North 00 Degrees 35 Minutes 40 Seconds East for a distance of 209.72 feet to a found capped rebar; thence run South 88 Degrees 21 Minutes 45 Seconds East for a distance of 130.17 feet to a found 1/2 inch rebar; thence run South 00 Degrees 46 Minutes 21 Seconds West for a distance of 210.01 feet to a found 1/2 inch rebar lying on the aforementioned North right of way; thence run North 88 Degrees 13 Minutes 32 Seconds West along said North right of way for a distance of 129.52 feet to the POINT OF BEGINNING. Said parcel contains 27,245 square feet or 0.63 acres more or less.

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

Grantors, their heirs, executors, successors, and assigns, do hereby agree to defend against any legal claims arising from their term of ownership. Grantors further state that they have not encumbered title during their ownership period. Grantors further hereby release any and all homestead rights to said land.

[signatures appear on the following page]



WITNESS Grantors' hands this 21<sup>st</sup> day of November, 2024.

James C. Goodwin  
James C. Goodwin

Rhonda Goodwin  
Rhonda Goodwin

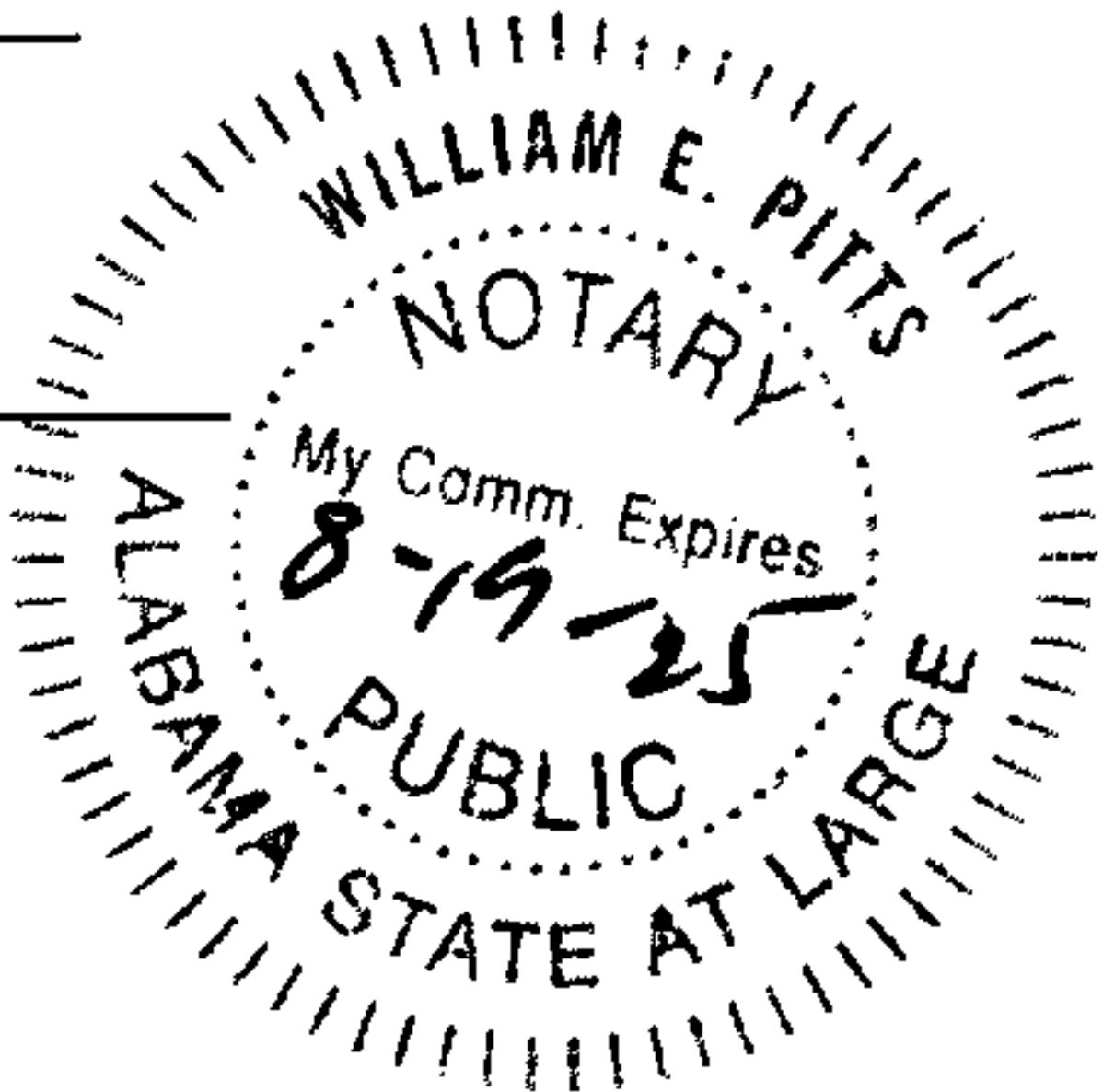
STATE OF ALABAMA        )  
                                      ) ss  
COUNTY OF SHELBY        )

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<sup>st</sup> day of November, 2024.

William E. Pitts  
Notary Public Signature

My Commission Expires: \_\_\_\_\_





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

|                  |                                     |                         |                       |
|------------------|-------------------------------------|-------------------------|-----------------------|
| Grantor's Name   | James C. Goodwin and Rhonda Goodwin | Grantee's Name          | ALFA Montevallo LLC   |
| Mailing Address  | 7045 County Road 22                 | Mailing Address         | 1083 Vine Street #516 |
|                  | Montevallo, AL 35115                |                         | Healdsburg, CA 95448  |
| Property Address | 7045 County Road 22                 | Date of Sale            | 11/21/2024            |
|                  | Montevallo, AL 35115                | Total Purchase Price    | \$ 0.00               |
|                  |                                     | 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**

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 11/21/24

Print 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 10:15:03 AM  
 \$82.00 JOANN  
 20241202000370120

*Allen S. Bayl*