

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
2700 Corporate Drive
Suite 150
Birmingham, AL 35242
File No.: 2024171

Send Tax Notice To: Matthew James Fancher
Elizabeth Dianne Fancher
AL

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Nine Thousand Dollars and No Cents (\$129,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ronald L. Goodwin and Clarice M. Goodwin, Husband and Wife, whose mailing address is AL** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Matthew James Fancher and Elizabeth Dianne Fancher, Husband and Wife, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1214 David Drive, Pelham, AL 35124**; to wit;

Lot 7 in Block 1, according to the Survey of Brookfield - First Sector, as recorded in Map Book 5 Page 125, in the Probate Office of Shelby County, Alabama.

Subject To:

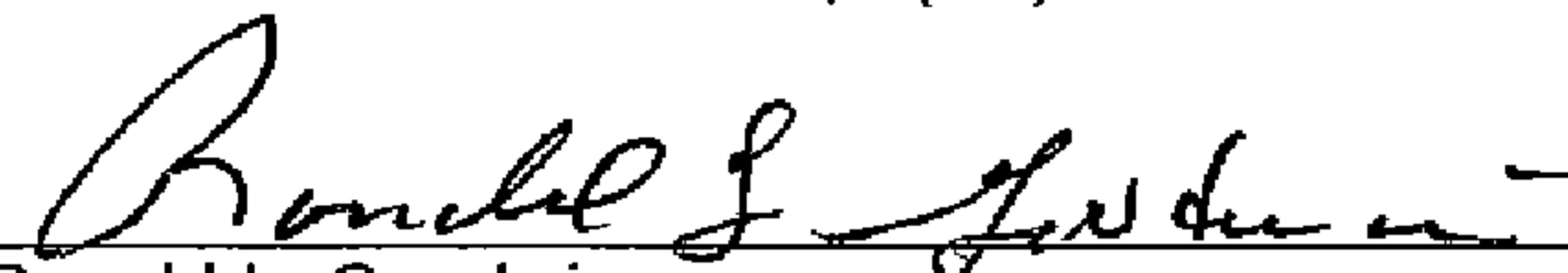
- 1. Taxes for the 2025 year and subsequent years.**
- 2. Restrictive Covenants, if any.**
- 3. A 30 foot set back line from David Drive as recorded in Map Book 5, page 125 in the Probate Office of Shelby County, Alabama.**
- 4. A 10 foot drainage and utility easement along the rear of lot as shown on recorded Map Book 5, Page 125 in the Probate Office of Shelby County, Alabama.**
- 5. A 5 foot drainage and utility easement along the easterly side and westerly side of the lot as shown on recorded**

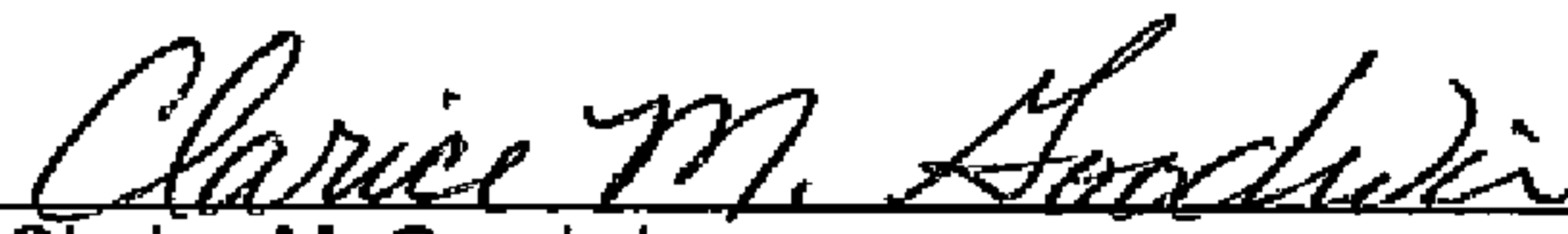
\$103,200.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the .


Ronald L. Goodwin



Clarice M. Goodwin

State of Alabama

County of Shelby

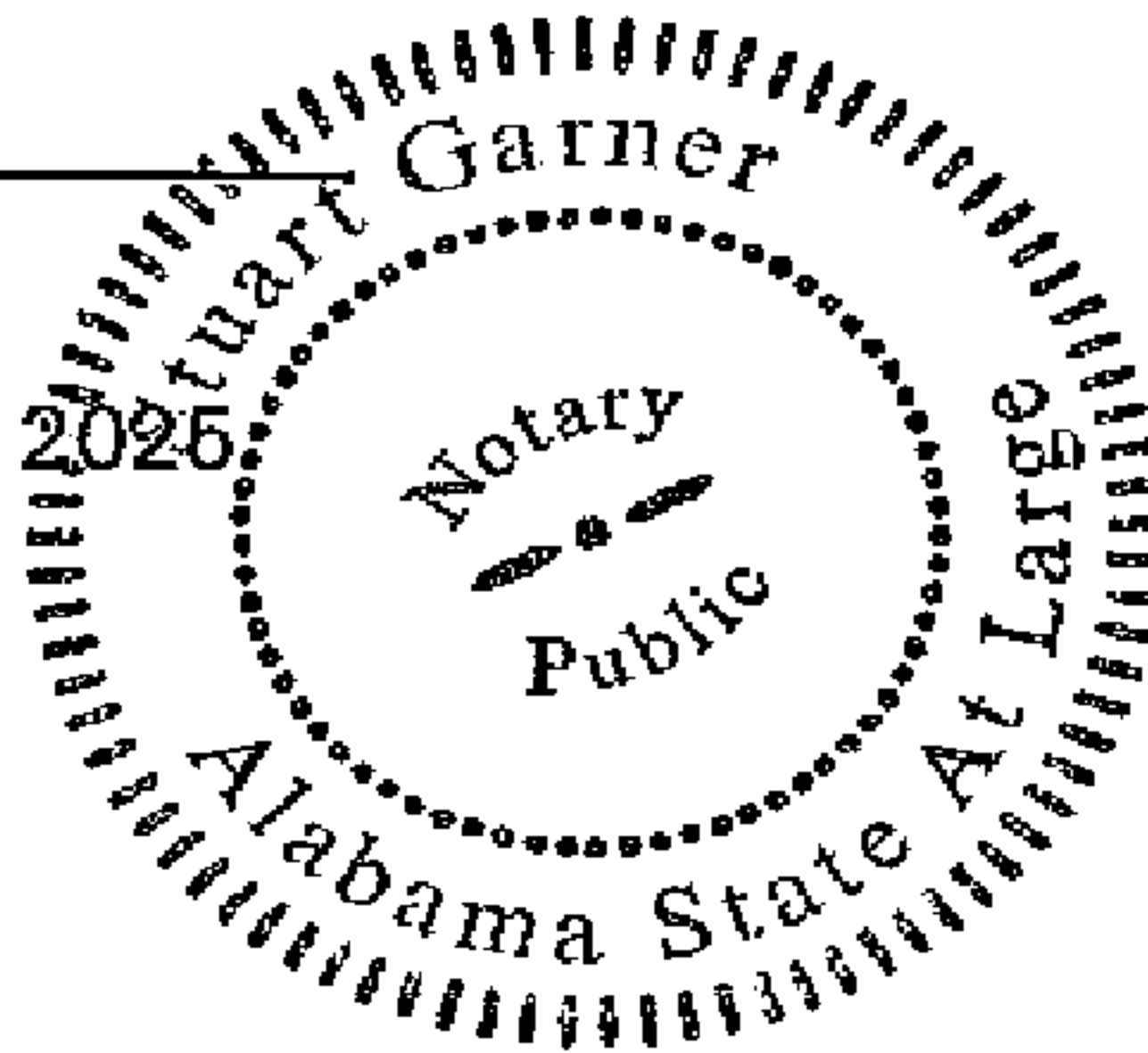
I, Stuart J. Garner, a Notary Public in and for the said County in said State, hereby certify that Ronald L. Goodwin and Clarice M. Goodwin, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of February, 2025.



Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2025





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/14/2025 10:37:24 AM
 \$54.00 PAYGE
 20250214000045300

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Ronald L. Goodwin Clarice M. Goodwin	Grantee's Name	Matthew James Fancher Elizabeth Dianne Fancher
Mailing Address	<u>1214 David Drive</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>1214 David Drive</u> <u>Pelham, AL 35124</u>
Property Address	<u>1214 David Drive</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>February 14, 2025</u>
		Total Purchase Price	<u>\$129,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 February 13, 2025

Unattested

[Signature]
 (verified by)

Print Ronald L. Goodwin

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one