

DESCRIPTION SUPPLIED BY PARTIES. NO VERIFICATION OF TITLE
OR COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS
HAS BEEN MADE BY PREPARER OF DEED.

Send Tax Notice to:
Michael Gene Goodwin
Amy Michelle Goodwin
16773 HWY 55
Sterrett, AL 35147

This instrument was prepared by:

ELLIS, HEAD, OWENS & JUSTICE
113 N. Main Street
P. O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **SYLANE WHITFIELD** and wife, **SUSIE M. WHITFIELD** (herein referred to as Grantors), do grant, bargain, sell and convey unto **MICHAEL GENE GOODWIN** and wife, **AMY MICHELLE GOODWIN** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" AND EXHIBIT "B"
FOR LEGAL DESCRIPTIONS**

**SUBJECT TO EASEMENTS, RIGHTS-OF-WAY,
TAXES, COVENANTS, AND RESTRICTIONS OF RECORD**

The property being conveyed is not a part of any of Grantors' homestead.

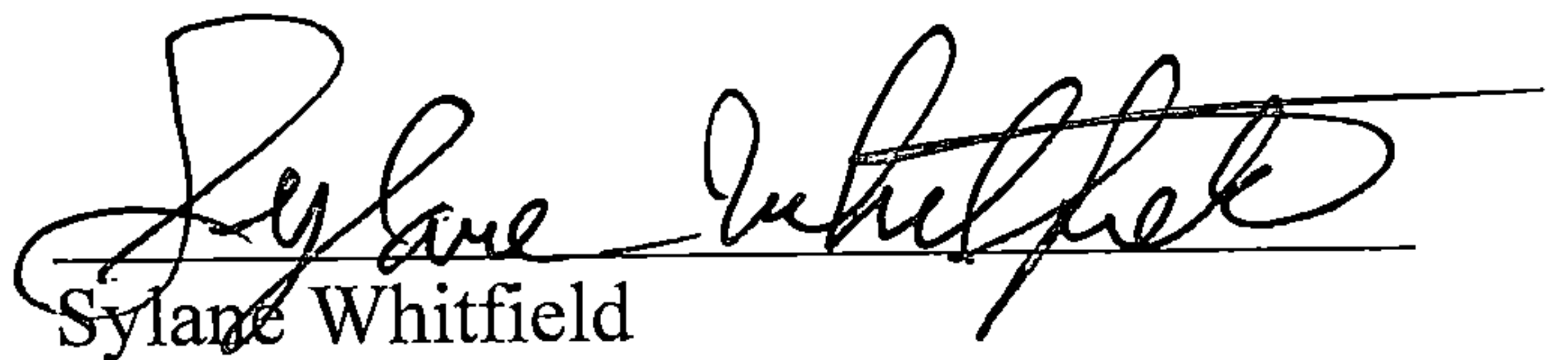
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

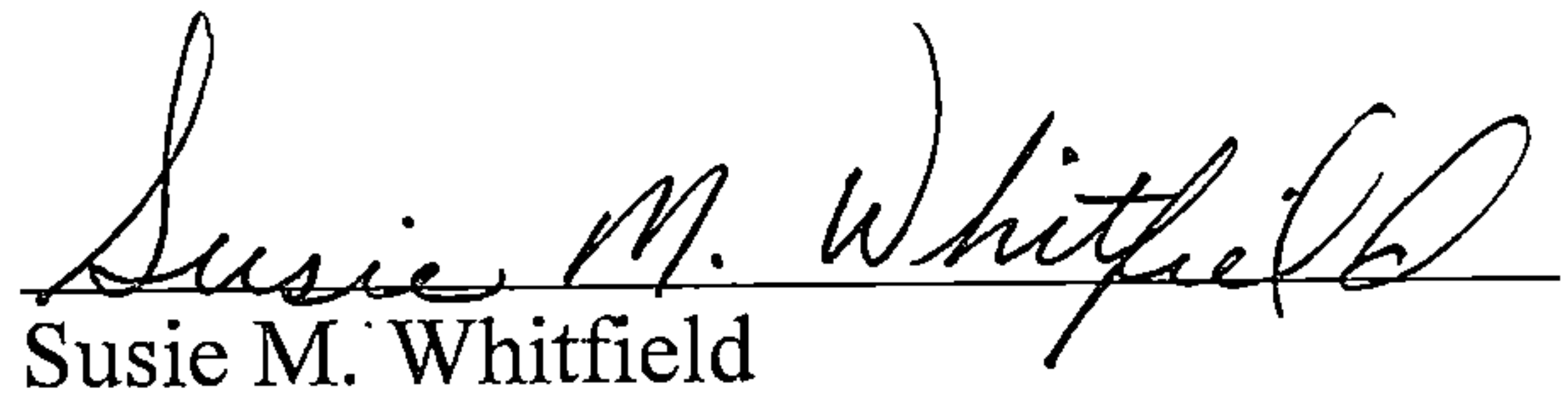
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.



20250217000047180 2/7 \$124.00
Shelby Cnty Judge of Probate, AL
02/17/2025 03:46:39 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17
day of FEBRUARY, 2025.

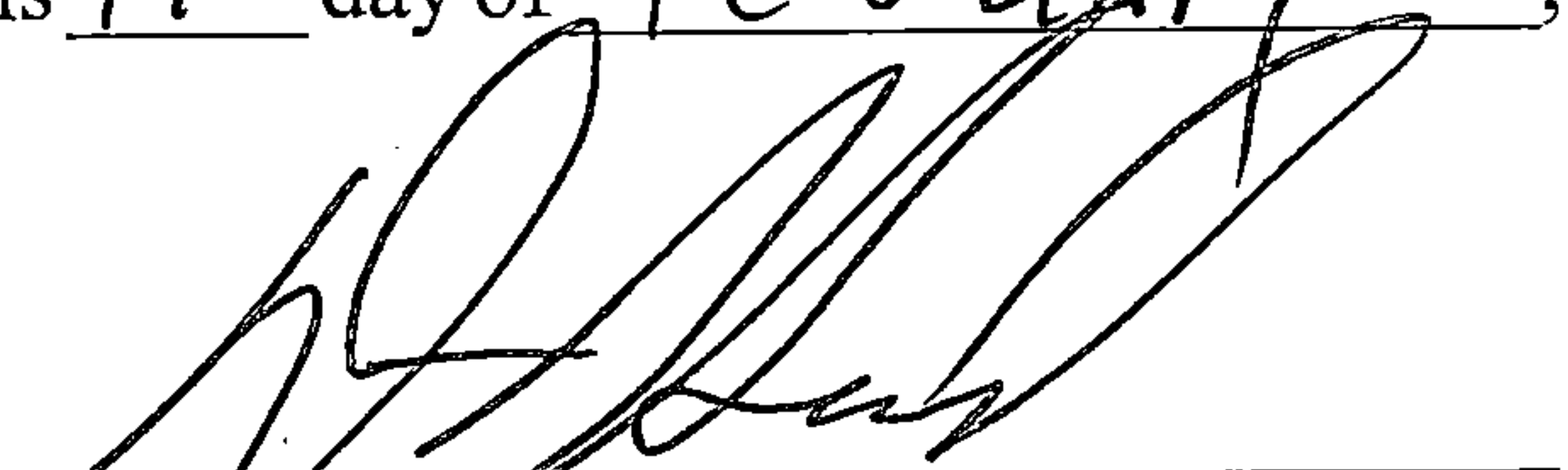

Sylane Whitfield


Susie M. Whitfield

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby
certify that Sylane Whitfield, a married man, whose name 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 executed the same voluntarily on the day
the same bears date.

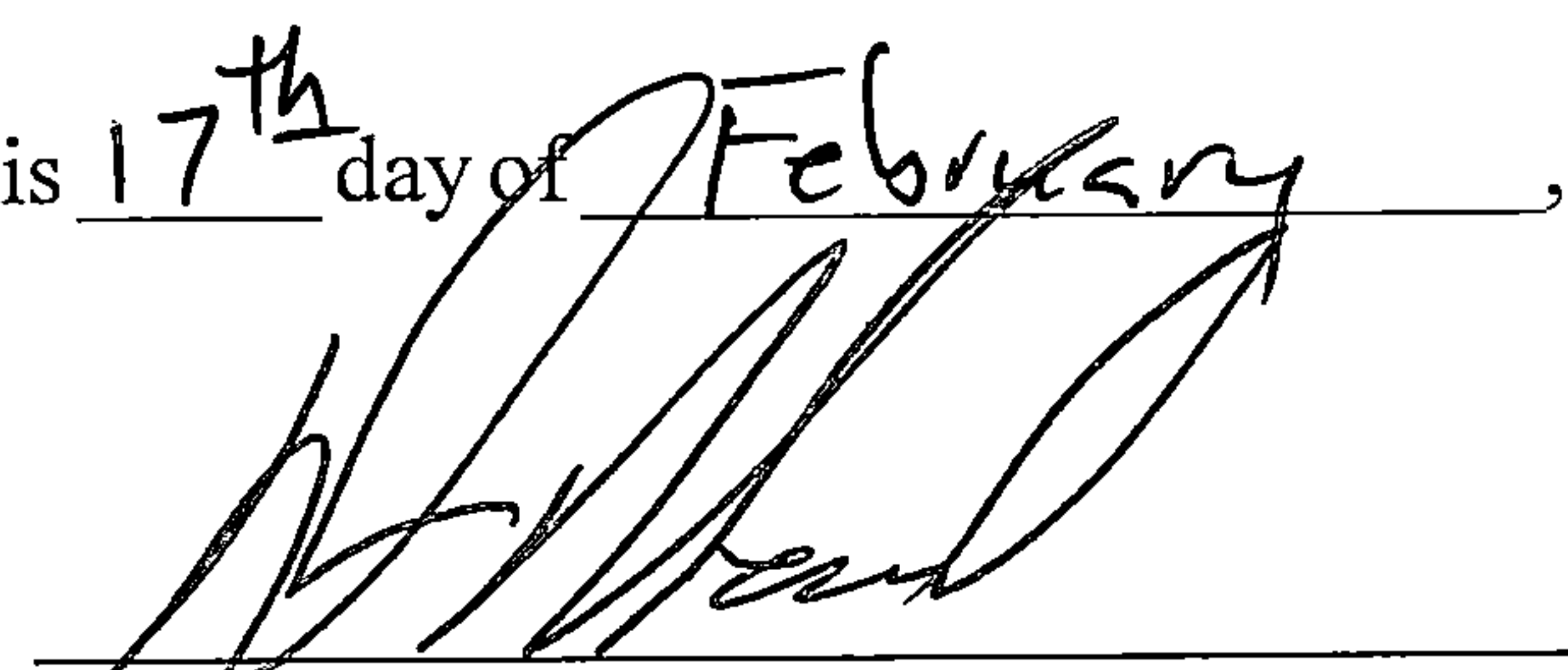
Given under my hand and official seal this 17th day of February,
2025.

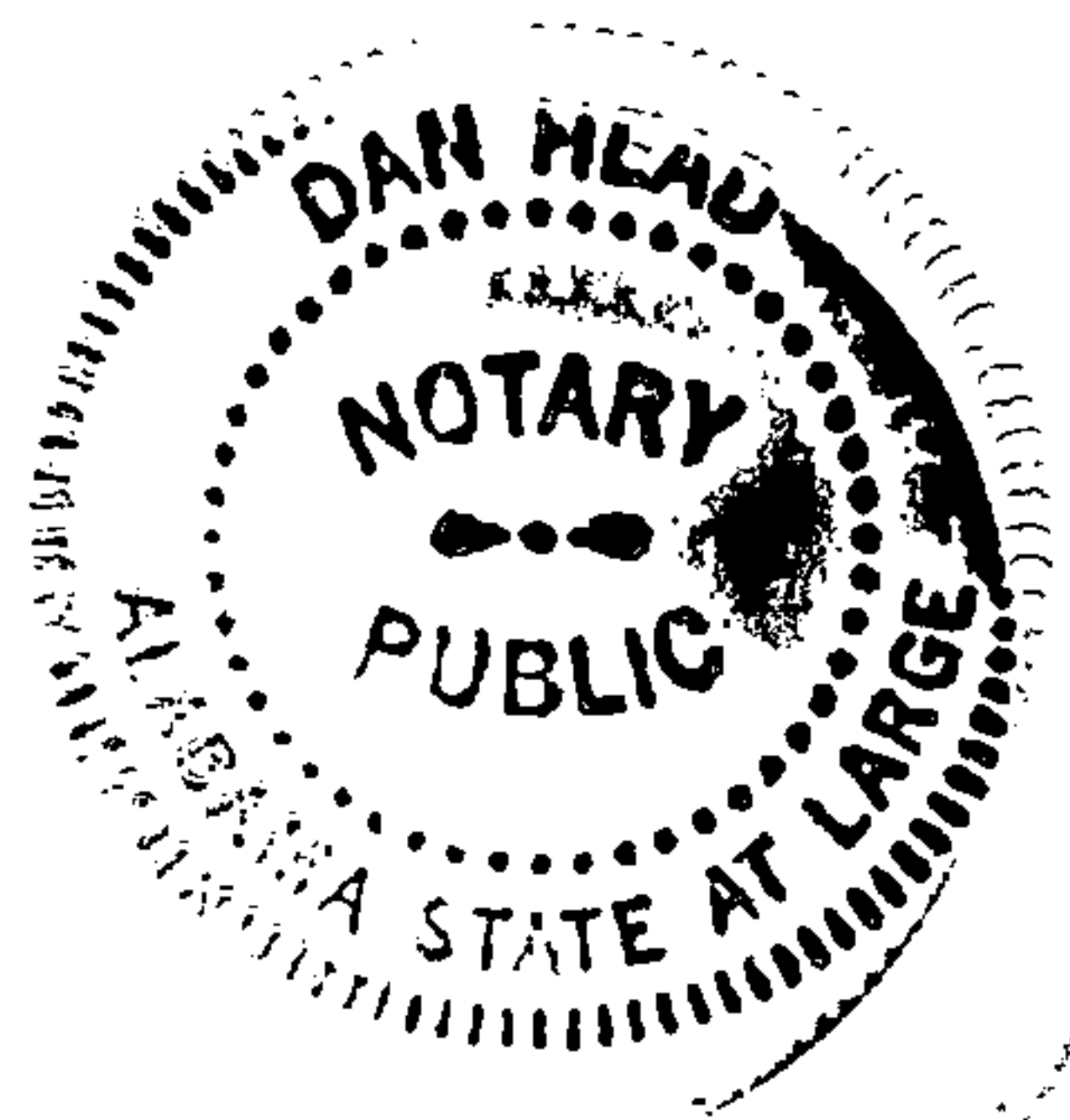

Notary Public
My Commission Expires: 1/2/2029

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby
certify that Susie M. Whitfield, a married woman, whose name 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, she executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 17th day of February,
2025.


Notary Public
My Commission Expires: 1/2/2029





20250217000047180 3/7 \$124.00
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Exhibit A

A parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:

Begin at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 30; thence North 3 deg. 18 min. 03 sec. West a distance of 197.59 feet; thence North 87 deg. 12 min. 59 sec. East a distance of 282.31 feet; thence North 2 deg. 15 min. 56 sec. West a distance of 491.35 feet; thence North 89 deg 41 min. 52 sec. East a distance of 293.64 feet; thence South 85 deg. 56 min. 35 sec. East a distance of 564.58 feet to a point on the Northerly ROW line of Shelby County Road #554 (40 foot ROW) said point also lying on a curve to the right having a radius of 2540.29 feet, a central angle of 1 deg. 54 min. 45 sec. and a chord bearing of South 29 deg. 30 min. 27 sec. West a distance of 84.79 feet to end of said curve; thence South 30 deg. 27 min. 51 sec. West a distance of 150.0 feet; thence North 79 deg. 32 min. 10 sec. West and leaving said ROW line a distance of 452.02 feet; thence South 1 deg. 17 min. 32 sec. East a distance of 538.66 feet; thence South 89 deg. 59 min. 44 sec. West a distance of 558.04 feet to the POINT OF BEGINNING. Containing 8.05 acres, more or less.



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Exhibit B

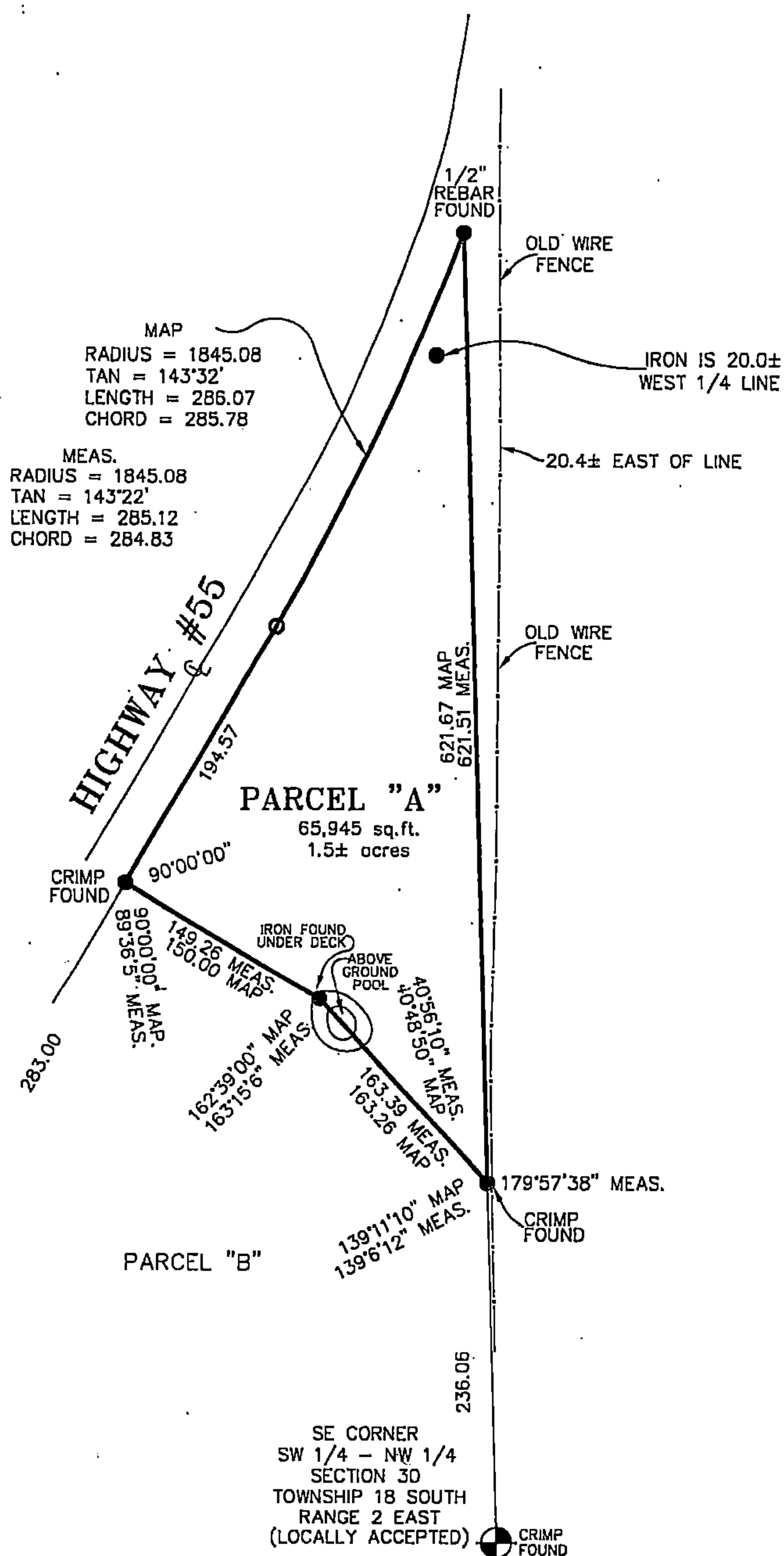
The following described real estate, situated in Shelby County, Alabama,
to wit:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East, and run in a Northerly direction and along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 236.06 feet to the point of beginning; thence turn left 40° 56' 10" and run Northwesterly a distance of 163.39 feet; thence turn left 26° 44' 54" and run Northwesterly a distance of 149.26 feet; thence turn right 90° 00' 00" and run Northeasterly along the right of way of Shelby County Highway No. 55 a distance of 194.57 feet to the beginning of a curve to the left with a radius of 1845.08 feet, a tangent of 143° 22', and a chord length of 284.83 feet, and run along the arc of said curve a distance of 284.83 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn right and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 621.51 feet to the point of beginning.



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STATE OF ALABAMA
COUNTY OF SHELBY



Survey of Lot PARCEL A, Block _____ according to ESTATE OF J.R. MOORE
as recorded in the Office of the Judge of Probate of afore-said County in Plat Book 6, Page 88; The address based on reliable information and sources of said Lot is HIGHWAY 55
Alabama and is _____ the corporate limits of the SHELBY COUNTY; That said lot lies in Zone 'X', according to F.I.R.M. Community-Panel Number 01117C01300 Dated SEPT. 29, 2006

SURVEY FOR: SYLANE WHITFIELD

REQUESTED BY: SYLANE WHITFIELD

TYPE OF SURVEY: LOT CERT

DATE OF FIELD SURVEY: 12/20/06

- LEGEND**
- △ = STAKE
 - = PROPERTY CORNER
 - ⊙ = PK NAIL FOUND
 - ⊙ = # 5 REBAR SET WITH CAP STAMPED
 - ⊙ = PK NAIL SET
 - ⊙ = UTILITY POLE
 - = IRON PIN SET
 - = IRON PIN FOUND 1/2" OUTSIDE DIAMETER
 - U- = OVERHEAD UTILITY LINE(S)
 - X- = FENCE
 - CONCRETE
 - NOT TO SCALE
 - △ = ACRES
 - ℄ = CENTERLINE
 - ESM'T = EASEMENT
 - M & L = MINIMUM BUILDING LINE
 - ROW = RIGHT OF WAY
 - CONCRETE BLOCK WALL
 - BRICK WALL
 - BRICK WALL
 - WOOD DECK
 - COVERED WOOD DECK
 - SCREENED IN DECK

SCALE - 1" = 100'

BASIS OF BEARING USED: PLAT

SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS: RECORD MAP

JOB # 4267

DATE: 1/16/07

DRAWN: CB

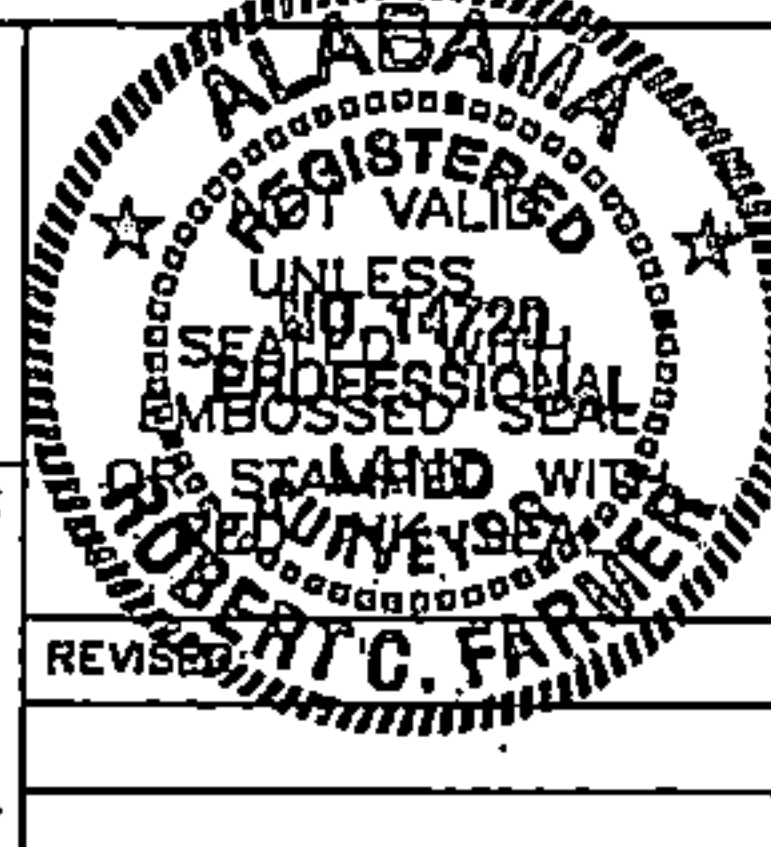
CHECKED: RCF

SHEET NO 1 of 1

PREPARED BY:
R. C. FARMER
and
ASSOCIATES, INC.
248 YEAGER PARKWAY
PELHAM, ALABAMA
35124
TEL-205-664-2566
FAX-205-664-2616

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Robert C. Farmer



Real Estate Sales Validation Form

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

Grantor's Name Sylvane + Susie Whitfield
Mailing Address 7750 Wolf Creek RD
Pell City, AL 35128

Grantee's Name Amy + Michael Goodwin
Mailing Address 16773 HWY 55
Sterrett AL 35147

Property Address Sterrett AL 35147

Date of Sale 2/17/2025


Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 13,190


20250217000047180 6/7 \$124.00
Shelby Cnty Judge of Probate, AL
02/17/2025 03:46:39 PM FILED/CERT

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal

☒ Other

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).

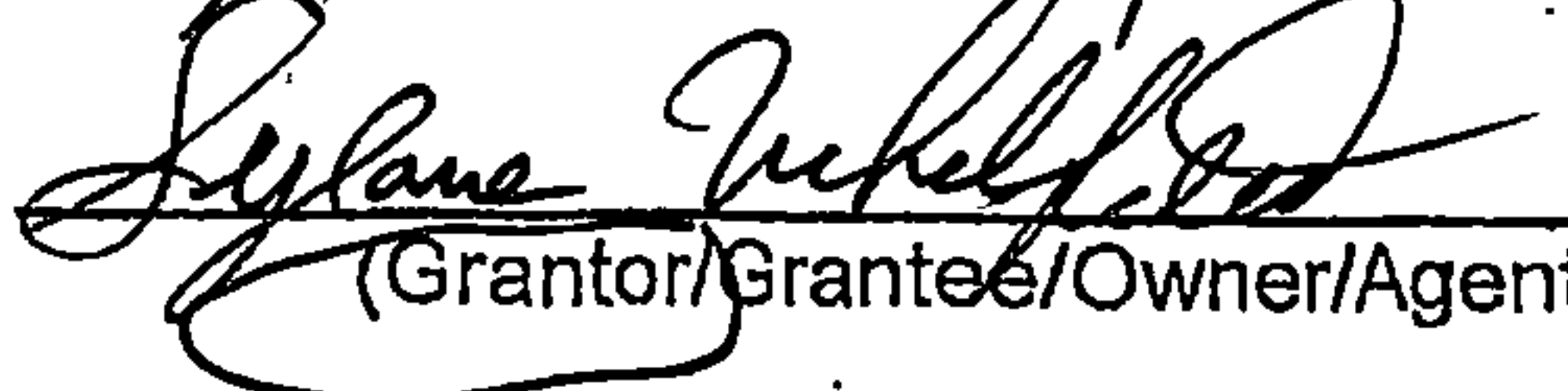
Date 2/17/2025

Print Sylvane Whitfield

Unattested

Sign

(verified by)



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Real Estate Sales Validation Form



20250217000047180 7/7 \$124.00
Shelby Cnty Judge of Probate, AL
02/17/2025 03:46:39 PM FILED/CERT

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

Grantor's Name Sylvane & wife Susie Whitfield Grantee's Name Amy & Michael Goodwin
Mailing Address 7750 Wolf Creek RD Mailing Address 16773 HWY 55
Pell City, AL 35128 Sterrett, AL 35147

Property Address Sterrett, AL 35147
Date of Sale 2/17/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 70,760

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☐ Other

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.

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Date 2/17/2025

Print Sylvane Whitfield

Unattested

Sign

(verified by)

Sylvane Whitfield
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1