

GRANTEE'S ADDRESS:
16059 Highway 55
Sterrett, Alabama 35147

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 11th day of August, 2025, in consideration of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) and other good and valuable consideration, the undersigned, **BETTY LUCILLE BRASHER**, an unmarried woman, whose address is 16145 Highway 55, Sterrett, Alabama, 35147, and **JAMES FLOYD BRASHER**, an unmarried man, whose address is 16145 Highway 55, Sterrett, Alabama, 35147, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **ERIC G. GOODWIN and MELANIE S. GOODWIN**, whose address is 16059 Highway 55, Sterrett, Alabama, 35147, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Property street address: 16145 Highway 55, Sterrett, Alabama, 35147

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the 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 the Grantor does hereby covenant with and represent unto the Grantees that it is seized in fee simple of the lands above described; that the same is free of encumbrances and it will forever warrant and defend the title to the same and the possession thereof unto the said

Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on the day and year first above written.

BETTY LUCILLE BRASHER (SEAL)
BETTY LUCILLE BRASHER
JAMES FLOYD BRASHER (SEAL)
JAMES FLOYD BRASHER

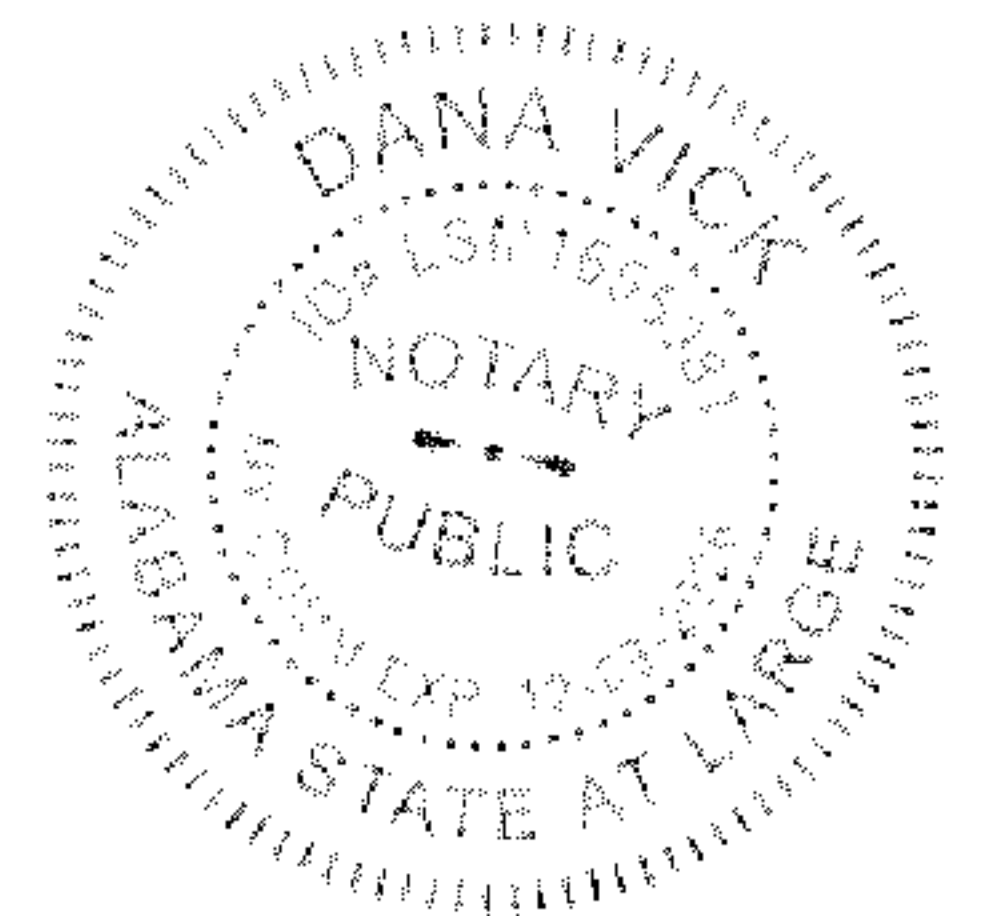
STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that BETTY LUCILLE BRASHER, an unmarried woman, whose name is 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 this the 12th day of August, 2025.

Dana Vick
NOTARY PUBLIC



My Commission Expires: 12/9/2026

STATE OF ALABAMA,

Shelby COUNTY.

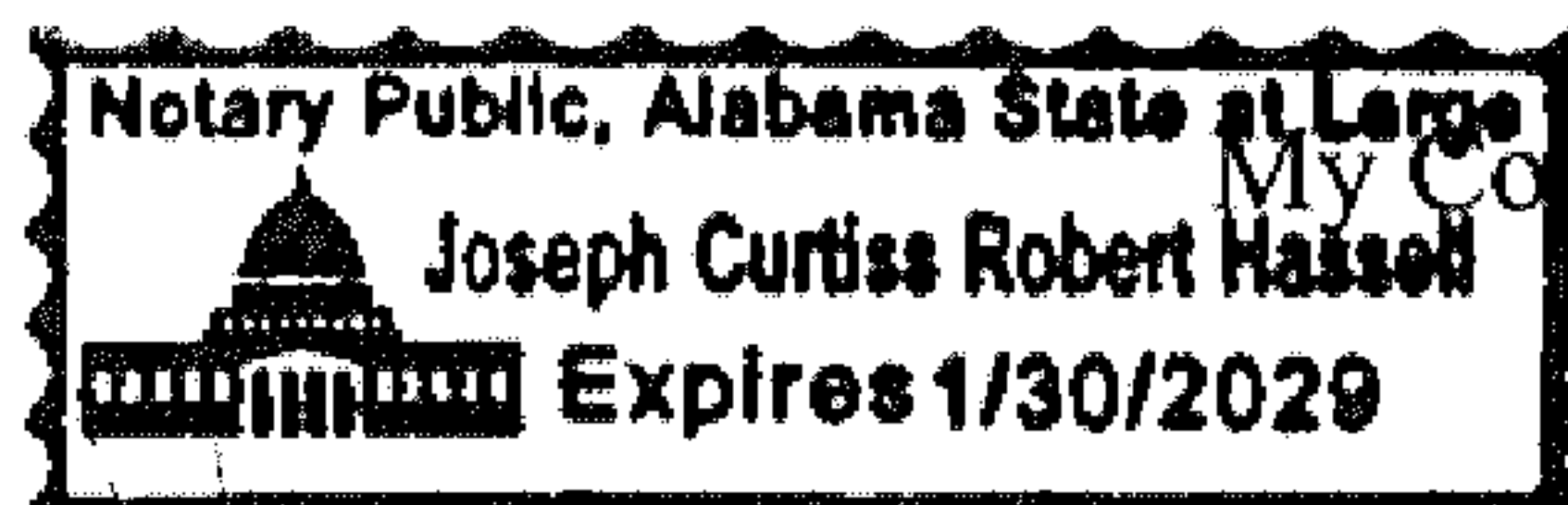
I, the undersigned authority, a Notary Public for said County and State, hereby certify that JAMES FLOYD BRASHER, a Unmarried man, whose name is acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of August, 2025.

This instrument prepared by:

Joseph Curtiss Robert Hassell
NOTARY PUBLIC

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, AL 35150
(256) 245-4200



My Commission Expires: 1-30-29

Grantors: Betty Lucille Brasher and James Floyd Brasher
Grantees: Eric G. Goodwin and Melanie S. Goodwin

Exhibit "A"

Begin at the Southeast corner of the Southeast quarter of the said Section 25, Township 18 South, Range 1 East; thence run West along the South line of said Section a distance of 178.1 feet to the Westerly right of way line of Shelby County Highway No. 55; thence continue along last said course a distance of 180.0 feet; thence turn 90 degrees 27 minutes 18 seconds right and run a distance of 358.0 feet; thence turn 61 degrees 32 minutes 42 seconds right and run a distance of 150.0 feet to a point on the Westerly right of way line of Shelby County Highway No. 55; thence turn 98 degrees 27 minutes 18 seconds right and run along said road right of way for a distance of 368.0 feet to the point of beginning, situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Betty Lucille Brasher & James Floyd Brasher Grantee's Name Eric G. Goodwin & Melanie S. Goodwin
Mailing Address 16145 Highway 55 Mailing Address 16059 Highway 55
Sterrett, AL 35147 Sterrett, AL 35147

Property Address 16145 Highway 55 Date of Sale 8-11-2025
Sterrett, Alabama 35147 Total Purchase Price \$ 25,000.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2025 08:48:17 AM
\$56.00 PAYGE
20250815000250100



Alvin S. Boyd

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)

Bill of Sale Appraisal
Sales Contract Other
X 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 8-12-2025

Print J. Van Wilkins

Unattested Sanavick (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one