



20251015000317690 1/5 \$165.50
Shelby Cnty Judge of Probate, AL
10/15/2025 01:46:04 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
JEREMY P. SUMMERS
1275 CENTER POINT PKWY, STE 100
BIRMINGHAM, AL 35215
205-853-3911

SEND TAX NOTICE TO:
JAY GOODWIN
4786 CO ROAD 33
ASHVILLE, AL 35953

WARRANTY DEED

NO TITLE EXAMINATION

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED DOLLARS AND 00/100 (\$500.00) -----to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

BETTY DAVIS, AN UNMARRIED WOMAN,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

JAY GREGORY ALLEN GOODWIN,

(herein referred to as grantees) the following described real estate situated in SHELBY COUNTY, Alabama to-wit:

SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT A.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND BUILDING SETBACK LINES OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR SPOUSE OF THE GRANTOR.

THE DESCRIPTION IN THIS INSTRUMENT WAS OBTAINED FROM SOURCES FURNISHED BY THE PARTIES TO THE ATTORNEY AND THE ATTORNEY DOES NOT ATTEST TO ITS ACCURACY. NO LIABILITY IS ASSUMED FOR THE STATUS OF TITLE.

To Have and To Hold, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 10/15/2025
State of Alabama
Deed Tax: \$131.50



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IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13TH day of OCTOBER, 2025.

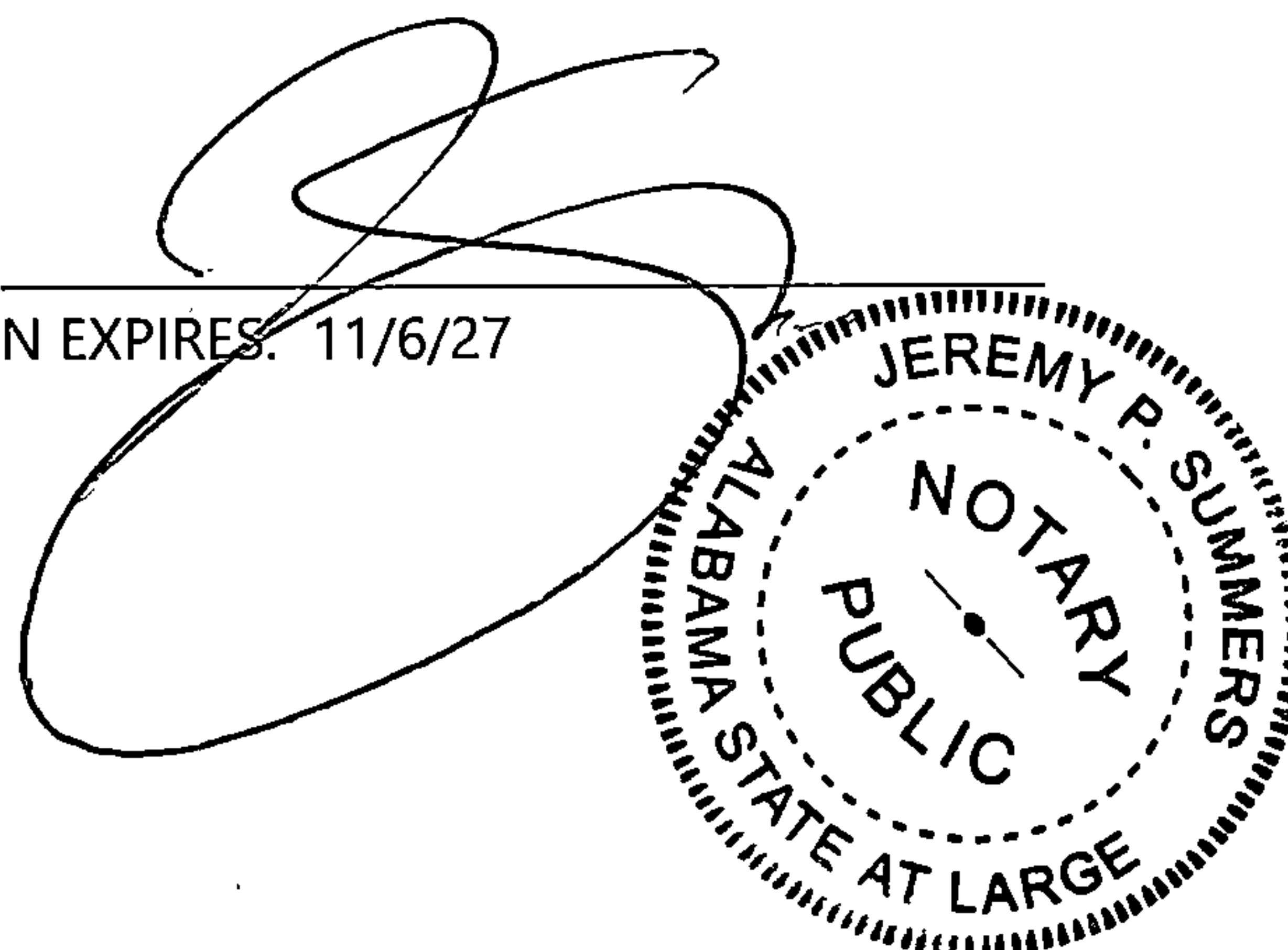
Betty Davis
BETTY DAVIS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BETTY DAVIS, AN UNMARRIED WOMAN**, 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 executed the same, voluntarily on the day the same bears date.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: 11/6/27





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EXHIBIT A

PARCEL A

A PARCEL OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JOHNNY FERRELL DAVIS, RECORDED IN INSTRUMENT NO. 1996-4370, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SAID POINT BEARS N 89°25'26" W A DISTANCE OF 1347.40' FROM AN AXLE, FOUND AT THE SOUTHEAST CORNER OF SECTION 10 AND S 89°25'26" E, A DISTANCE OF 4042.44' FROM A 1" REBAR, FOUND AT THE SOUTHWEST CORNER OF SECTION 10;

THENCE S 73°08'53" E, A DISTANCE OF 6.66 FEET TO A 1" REBAR, FOUND AND USED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SEVERAL ADJACENT SURVEYS;

THENCE N 45°55'40" W, ALONG A LINE BELIEVED TO BE A DIAGONAL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BY THE ADJACENT LANDOWNERS, A DISTANCE OF 1344.03 FEET TO THE POINT OF BEGINNING IN A LAKE;

THENCE N 45°55'40" W, ALONG SAID DIAGONAL, A DISTANCE OF 508.67 FEET, TO A 3/4" IRON BAR, FOUND AND USED AS THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN ADJACENT SURVEYS, SAID 3/4" IRON BAR BEARS S16°53'43" E A DISTANCE OF 65.30 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE N 00°26'58" E, A DISTANCE OF 211.02 FEET TO A T-POST, FOUND;

THENCE N 90°00'00" E, A DISTANCE OF 400.27 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS16165";

THENCE S 04°49'42" E, A DISTANCE OF 216.10 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "SIMMONS";

THENCE S 89°22'10" W, A DISTANCE OF 353.44 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 3.70 ACRES OF LAND.

PARCEL B

A PARCEL OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JOHNNY FERRELL DAVIS, RECORDED IN INSTRUMENT NO. 1996-4370, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SAID POINT BEARS N 89°25'26" W A DISTANCE OF 1347.40' FROM AN AXLE, FOUND AT THE SOUTHEAST CORNER OF SECTION 10 AND S 89°25'26" E, A DISTANCE OF 4042.44' FROM A 1" REBAR, FOUND AT THE SOUTHWEST CORNER OF SECTION 10;

THENCE S 73°08'53" E, A DISTANCE OF 6.66 FEET TO A 1" REBAR, FOUND AND USED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SEVERAL ADJACENT SURVEYS;

THENCE N 45°55'40" W, ALONG A LINE BELIEVED TO BE A DIAGONAL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BY THE ADJACENT LANDOWNERS, A DISTANCE OF 1273.20 FEET TO THE POINT OF BEGINNING IN A LAKE;

THENCE N 45°55'40" W, ALONG SAID DIAGONAL, A DISTANCE OF 149.04 FEET, TO A POINT IN A LAKE;

THENCE N 53°09'26" E, A DISTANCE OF 575.59 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "SIMMONS", ON THE SOUTHWEST EDGE OF THE CSX RAILROAD;

THENCE S 25°58'14" E, ALONG SAID RAILROAD, A DISTANCE OF 150.12 FEET, TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "SIMMONS";

THENCE S 53°11'09" W, A DISTANCE OF 523.74 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.86 ACRES OF LAND.

SUBJECT TO:

A 50.00' ACCESS EASEMENT ACROSS THE NORTHEAST 50.00' OF THE HEREIN DESCRIBED PARCEL AND IMMEDIATELY ADJACENT TO THE CSX RAILROAD.



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PARCEL D

A PARCEL OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JOHNNY FERRELL DAVIS, RECORDED IN INSTRUMENT NO. 1996-4370, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SAID POINT BEARS N 89°25'26" W A DISTANCE OF 1347.40' FROM AN AXLE, FOUND AT THE SOUTHEAST CORNER OF SECTION 10 AND S 89°25'26" E, A DISTANCE OF 4042.44' FROM A 1" REBAR, FOUND AT THE SOUTHWEST CORNER OF SECTION 10;

THENCE S 73°08'53" E, A DISTANCE OF 6.66 FEET TO A 1" REBAR, FOUND AND USED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SEVERAL ADJACENT SURVEYS AND THE POINT OF BEGINNING;

THENCE N 45°55'40" W, ALONG A LINE BELIEVED TO BE A DIAGONAL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BY THE ADJACENT LANDOWNERS, A DISTANCE OF 978.79 FEET TO A POINT IN A LAKE;

THENCE N 44°04'20" E, A DISTANCE OF 468.74 FEET, TO A 1/2" REBAR, SET WITH A CAP STAMPED "S WHEELER PLS 16165", ON THE SOUTHWEST EDGE OF THE CSX RAILROAD;

THENCE S 25°58'14" E, ALONG SAID RAILROAD, A DISTANCE OF 478.13 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT IN SAID RAILROAD, HAVING A RADIUS OF 1615.00 FEET AND A CHORD BEARING OF S 31°31'35" E, AN ARC LENGTH OF 313.20 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS16165" ON A LINE THOUGHT TO BE THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, BY THE ADJOINING LANDOWNERS AND SHOWN AS SUCH ON ADJACENT SURVEYS;

THENCE S 00°45'59" E, A DISTANCE OF 321.22 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 6.40 ACRES OF LAND.

Also a 50 foot wide easement for ingress, egress, and utilities more particularly described as follows: commence at the SW corner of the NW¼ of SE¼ of Section 10, Township 18 South, Range 1 East; thence run N 89 deg. 57 min. 24 sec. E along the south line of said ¼-¼ section for 769.59 feet for the point of beginning; thence continue along the last described course for 55.77 feet to the southwesterly right of way line of Central of Georgia Railroad; thence N 26 deg. 20 min. 00 sec. W along said railroad right of way for 315.44 feet to the intersection with the southeasterly right of way line of Shelby County Hwy 491; thence S 71 deg. 02 min. 54 sec. W along said Hwy 491 right of way for 50.42 feet; thence S 26 deg. 20 min. 30 sec. E for 297.22 feet to the point of beginning.

Also a 50 foot wide easement for ingress, egress, and utilities, along the southwesterly right of way line of the CSX Railroad, the northeasterly line of said easement being described as follows: commencing at the SE corner of the SW¼ of the SE¼ of Section 10, Township 18 South, Range 1 East, said point bears N 89 deg. 25 min. 26 sec. W a distance of 1347.40 feet from an axle found at the SE corner of said Section 10 and S 89 deg. 25 min. 26 sec. E a distance of 4042.44 feet from a 1 in. rebar found at the SW corner of said Section 10; thence S 73 deg. 08 min. 53 sec. E a distance of 6.66 feet to a 1 in. rebar found and used as the SE corner of said SW¼ of the SE¼ in several adjacent surveys; thence N 45 deg. 55 min. 40 sec. W along a line believed to be a diagonal of said SW¼ of the SE¼ by the adjacent landowners a distance of 978.79 feet to a point in a lake; thence N 45 deg. 55 min. 40 sec. W along said diagonal a distance of 216.20 feet to a point in a lake; thence N 53 deg. 11 min. 09 sec. E a distance of 523.74 feet to a ½ in. rebar found with a cap stamped "Simmons" on the SW edge of the CSX Railroad and the point of beginning of the northeasterly line of said easement; thence S 25 deg. 58 min. 14 sec. E along said railroad a distance of 141.76 feet to a ½ in. rebar set with a cap stamped "S. Wheeler PLS16165" and the point of ending of the northeasterly line of said easement.

Subject to a 50 foot wide easement for ingress, egress, and utilities, along the southwesterly right of way line of the CSX Railroad, the northeasterly line of said easement being described as follows: commencing at the SE corner of the SW¼ of the SE¼ of Section 10, Township 18 South, Range 1 East, said point bears N 89 deg. 25 min. 26 sec. W a distance of 1347.40 feet from an axle found at the SE corner of said Section 10 and S 89 deg. 25 min. 26 sec. E a distance of 4042.44 feet from a 1 in. rebar found at the SW corner of said Section 10; thence S 73 deg. 08 min. 53 sec. E a distance of 6.66 feet to a 1 in. rebar found and used as the SE corner of said SW¼ of the SE¼ in several adjacent surveys; thence N 45 deg. 55 min. 40 sec. W along a line believed to be a diagonal of said SW¼ of the SE¼ by the adjacent landowners a distance of 1273.20 feet to a point in a lake; thence N 45 deg. 55 min. 40 sec. W along said diagonal a distance of 149.04 feet to a point in a lake; thence N 53 deg. 09 min. 26 sec. E a distance of 575.59 feet to a ½ in. rebar found with a cap stamped "Simmons" on the SW edge of the CSX Railroad and the point of beginning of the northeasterly line of said easement; thence S 25 deg. 58 min. 14 sec. E along said railroad a distance of 150.12 feet to a ½ in. rebar set with a cap stamped "Simmons" and the point of ending of the northeasterly line of said easement.

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 DAVIS
Mailing Address 4786 C.R. 33
ASVILLE, AL. 35953

Grantee's Name Jay Cochran
Mailing Address 4786 County Road 33
Ashtville AL. 35953

Property Address 042 10 0 001 026.000 Date of Sale 10-13-25
042 10 0 001 026. Total Purchase Price \$
042 10 0 001 026. ⁰⁰⁵ or
Actual Value \$
⁰⁰⁷ or
Assessor's Market Value \$ 131490.00

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 10-13-25

Print

Betty Davis

Unattested

Sign

Betty Davis

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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