

Send Tax Notice to:

David Clair Good and Jill Eileen Good

395 Red Oak Rd  
Helena, AL 35080

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **One Million, Two Hundred Thirty Seven Thousand Five Hundred and 00/100 Dollars (\$1,237,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Matthew J. Dunlap and Amanda Dunlap, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 395 Red Oak Rd Helena AL 35080 does hereby grant, bargain, sell and convey unto **David Clair Good and Jill Eileen Good** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 395 Red Oak Rd Helena AL 35080, for and during their joint lives as joint tenants 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, situated in Shelby County, Alabama, having an address 395 Red Oak Road, Helena, AL 35080 to wit:

**Lot 3, according to the Survey of Red Oak Farms, as recorded in Map Book 45, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Together with and subject to a 60' ingress, egress and utility easement situated in the Sections 7, 8, and 17, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:**

Commence at a 3" capped pipe at the NE corner of the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 4 West, Shelby County, Alabama; thence N 89° 49' 18" W along the north line of said 1/4-1/4 section a distance of 1326.48 feet to a rebar capped EDG on the southeastern right-of-way of Shelby County Hwy 13; thence S 49° 05' 12" W leaving said 1/4-1/4 line and along said right-of-way a distance of 63.73 feet to a rebar capped EDG at the point of curve to the right having a central angle of 20° 11' 35" and a radius of 1949.90 feet, said curve subtended by a chord bearing S 59° 11' 00" W and a chord distance of 683.66 feet; thence along the arc of said curve and along said right-of-way a distance of 687.21 feet to the POINT OF BEGINNING of the centerline of a 60 foot ingress, egress and utility easement lying 30 feet to either side of and parallel to described centerline; thence S 34° 26' 19" E leaving said right-of-way and along said centerline a distance of 72.03 feet to a point of curve to the left with a central angle of 99° 07' 22" with a radius of 200' with a chord bearing of S 84° 00' 00" E and a chord length of 304.44'; thence along the arc of said curve and along said centerline a distance of 346.00' to a point; thence N 46° 26' 19" E along said centerline a distance of 404.86 feet to a point of curve to the right with a central angle of 16° 49' 21" with a radius of 200.00' with a chord bearing of N 54° 51' 00" E and a chord length of 58.51'; thence along the arc of said curve and along said centerline a distance of 58.72' to a point; thence N 63° 15' 40" E along said centerline a distance of 240.09 feet to a point; thence N 63° 15' 40" E along said centerline a distance of 240.09 feet to a point of curve to the right with a central angle of 26° 55' 02" with a radius of 200.00'. with a chord bearing of N 76° 43' 11" E and a chord length of 93.10'; thence along the arc of said curve and along said centerline a distance of 93.96' to a point; thence S 89° 49' 18" E along said centerline a distance of

679.69 feet to a point of curve to the right with a central angle of 56° 44' 44" with a radius of 200.00', with a chord bearing of S 61° 26' 56" E and a chord length of 190.08'; thence along the arc of said curve and along said centerline a distance of 198.08' to a point; thence S 33° 04' 34" E along said centerline a distance of 89.48 feet to a point of curve to the left with a central angle of 34° 11' 09" with a radius of 200.00', with a chord bearing of S 50° 10' 09" E and a chord length of 117.57'; thence along the arc of said curve and along said centerline a distance of 119.33' to a point; thence S 67° 15' 44" E along said centerline a distance of 353.85 feet to a point; thence S 38° 39' 17" E along said centerline a distance of 386.10 feet to a point; thence S 49° 11' 26" E along said centerline a distance of 197.91 feet to a point; thence S 26° 25' 24" E along said centerline a distance of 231.58 feet to a point; thence S 14° 00' 27" E along said centerline a distance of 168.32 feet to a point; thence S 42° 32' 40" E along said centerline a distance of 86.12 feet to a point; thence S 21° 06' 00" E along said centerline a distance of 74.41 feet to a point; thence S 00° 32' 01" E along said centerline a distance of 112.93 feet to a point; thence S 15° 08' 53" W along said centerline a distance of 98.02 feet to a point; thence S 02° 12' 03" W along said centerline a distance of 62.21 feet to a point; thence S 32° 40' 32" W along said centerline a distance of 45.38 feet to a point; thence S 41° 19' 12" W along said centerline a distance of 333.64 feet to a point; thence S 36° 18' 29" W along said centerline a distance of 235.86 feet to a point; thence S 52° 40' 41" W along said centerline a distance of 68.81 feet to a point; thence S 75° 26' 41" W along said centerline a distance of 217.79 feet to a point; thence S 48° 18' 20" W along said centerline a distance of 210.20 feet to a point; thence S 13° 05' 06" W along said centerline a distance of 267.92 feet to a point; thence S 00° 36' 20" E along said centerline a distance of 600.73 feet to a point; thence S 18° 28' 36" E along said centerline a distance of 19.49 feet to a point; thence S 27° 32' 20" E along said centerline a distance of 235.38 feet to a point; thence S 49° 52' 03" E along said centerline a distance of 83.57 feet to a point; thence S 89° 50' 10" E along said centerline a distance of 55.58 feet to a point; thence N 73° 41' 56" E along said centerline a distance of 91.35 feet to a point; thence S 78° 59' 05" E along said centerline a distance of 169.92 feet to a point; thence N 86° 25' 03" E along said centerline a distance of 64.66 feet to a point; thence N 54° 02' 03" E along said centerline a distance of 181.13 feet to a point; thence N 72° 06' 12" E along said centerline a distance of 48.54 feet to a point; thence S 75° 40' 12" E along said centerline a distance of 66.81 feet to a point; thence S 61° 57' 49" E along said centerline a distance of 141.79 feet to a point; thence S 43° 08' 32" E along said centerline a distance of 34.05 feet to a point; thence S 17° 03' 39" E along said centerline a distance of 235.95 feet to a point; thence S 04° 01' 11" W along said centerline a distance of 69.96 feet to a point; thence S 30° 34' 19" W along said centerline a distance of 224.36 feet to a point; thence S 07° 17' 33" W along said centerline a distance of 153.86 feet to a point; thence S 04° 56' 34" E along said centerline a distance of 50.05 feet to a point; thence S 25° 11' 24" E along said centerline a distance of 92.74 feet to a point; thence S 07° 53' 09" E along said centerline a distance of 78.95 feet to a point; thence S 19° 40' 16" E along said centerline a distance of 64.73 feet to a point; thence S 37° 51' 17" E along said centerline a distance of 88.17 feet to a point; thence S 75° 33' 19" E along said centerline a distance of 80.94 feet to a point; thence S 56° 04' 47" E along said centerline a distance of 36.48 feet to a point; thence S 45° 47' 55" E along said centerline a distance of 118.44 feet to a point; thence S 44° 58' 38" E along said centerline a distance of 68.22 feet to a point; thence S 26° 14' 52" E along said centerline a distance of 131.22 feet to a point; thence S 40° 56' 32" E along said centerline a distance of 205.11 feet to a point; thence S 43° 22' 40" E along said centerline a distance of 80.96 feet to a point; thence S 25° 14' 57" E along said centerline a distance of 190.06 feet to a point; thence S 51° 31' 41" E along said centerline a distance of 148.58 feet to a point; thence S 47° 01' 18" E along said centerline a distance of 60.98 feet to the END of said centerline.

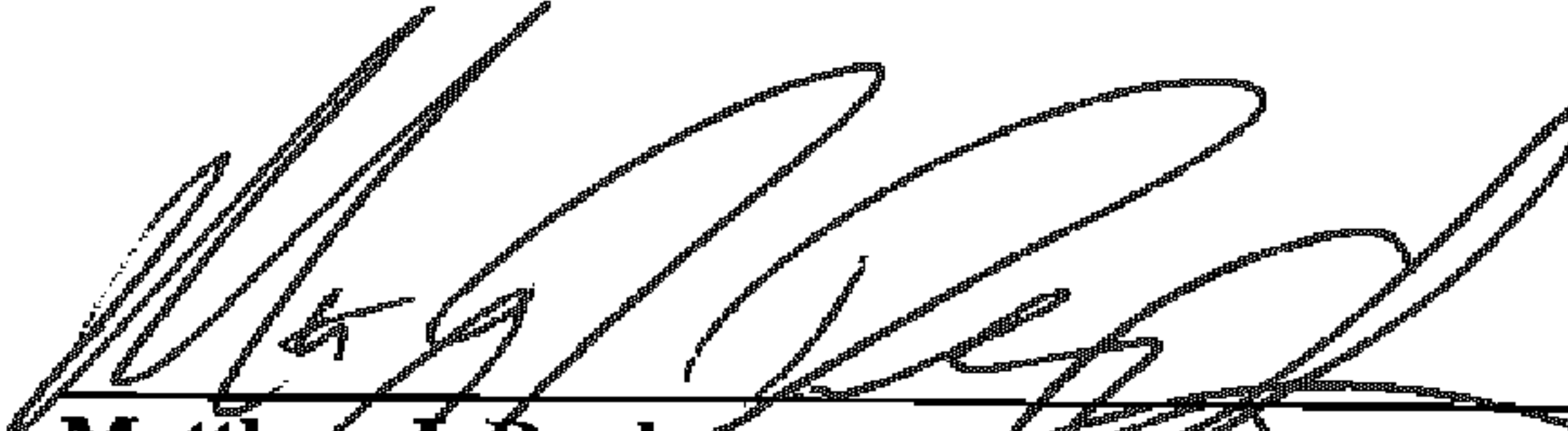

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$388,575.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 stated 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4 day of December 2025.

  
Matthew J. Dunlap  
  
Amanda Dunlap

STATE OF ALABAMA

COUNTY OF JEFFERSON

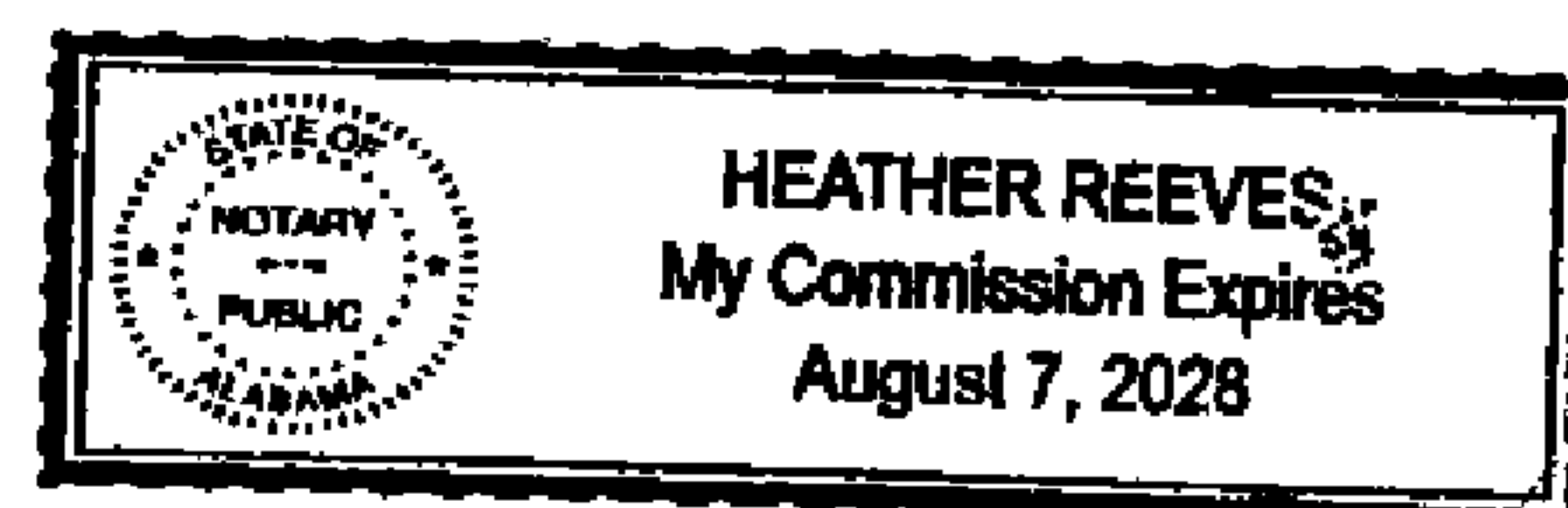
I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Matthew J. Dunlap and Amanda Dunlap**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 4 day of December 2025.

  
Notary Public

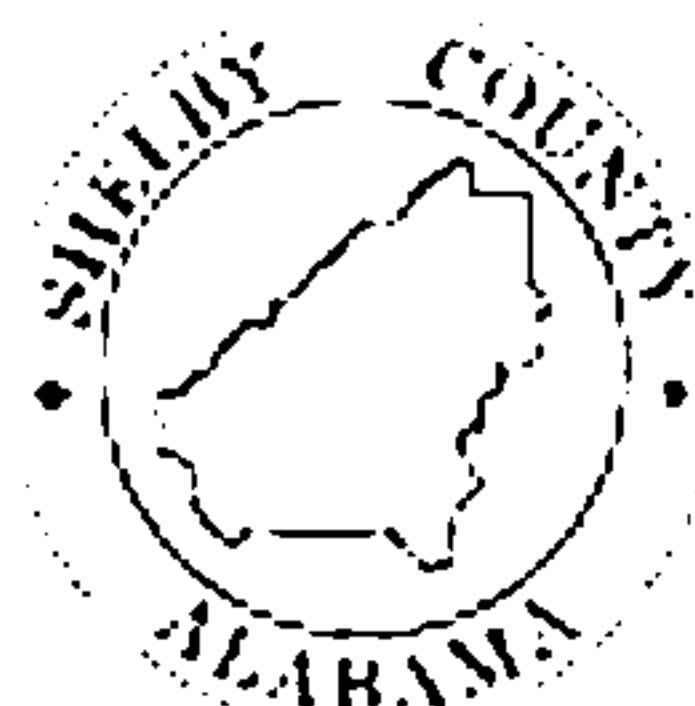
[SEAL]

My Commission Expires: 8-7-28



This instrument was prepared by:  
Nathan R. Cordle, Esq.  
4320 7<sup>th</sup> Avenue South  
Birmingham, AL 35222  
(205) 454-9121

File No.: ATB4745



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/23/2025 12:55:05 PM  
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20251223000392680

*Allen S. Bayl*