

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Glenda Douglas Goicochea
46065 Hwy 25
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY FOUR THOUSAND TWO HUNDRED DOLLARS and 00/100 (\$44,200.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Una Fay Douglas, a single woman, Glenda Goicochea, a single woman,
Ralph Jackson Douglas, III, a married man, Samuel Andrew Douglas, a married man
James Timothy Douglas, a married man, John Paul Douglas, a married man
Nancy Marie Douglas, a married woman and Phillip Dewayne Douglas, a married man

grant, bargain, sell and convey unto,

Glenda Douglas Goicochea

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of June, 2017.

Una Fay Douglas
Una Faye Douglas
Ralph Jackson Douglas, III
Ralph Jackson Douglas, III
James Timothy Douglas
James Timothy Douglas
Nancy Marie Douglas
Nancy Marie Douglas

Glenda Goicochea
Glenda Goicochea
Samuel Andrew Douglas
Samuel Andrew Douglas
John Paul Douglas
John Paul Douglas
Phillip Dewayne Douglas
Phillip Dewayne Douglas

Shelby County, AL 07/05/2017
State of Alabama
Deed Tax:\$44.50


20170705000238220 1/5 \$77.50
Shelby Cnty Judge of Probate, AL
07/05/2017 03:51:26 PM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Una Fay Douglas

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 4 day of June, 2017.

Stephanie Drangley
Notary Public

My Commission Expires: 06/04/20

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Glenda Goicochea

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 4 day of June, 2017.

Glenda Goicochea
Notary Public

My Commission Expires: 06/04/20

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Ralph Jackson Douglas, III,

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 4 day of June, 2017.

Stephanie Drangley
Notary Public

My Commission Expires: 06/04/20

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Samuel Andrew Douglas

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 4 day of June, 2017.

Stephanie Drangley
Notary Public

My Commission Expires: 06/04/20

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

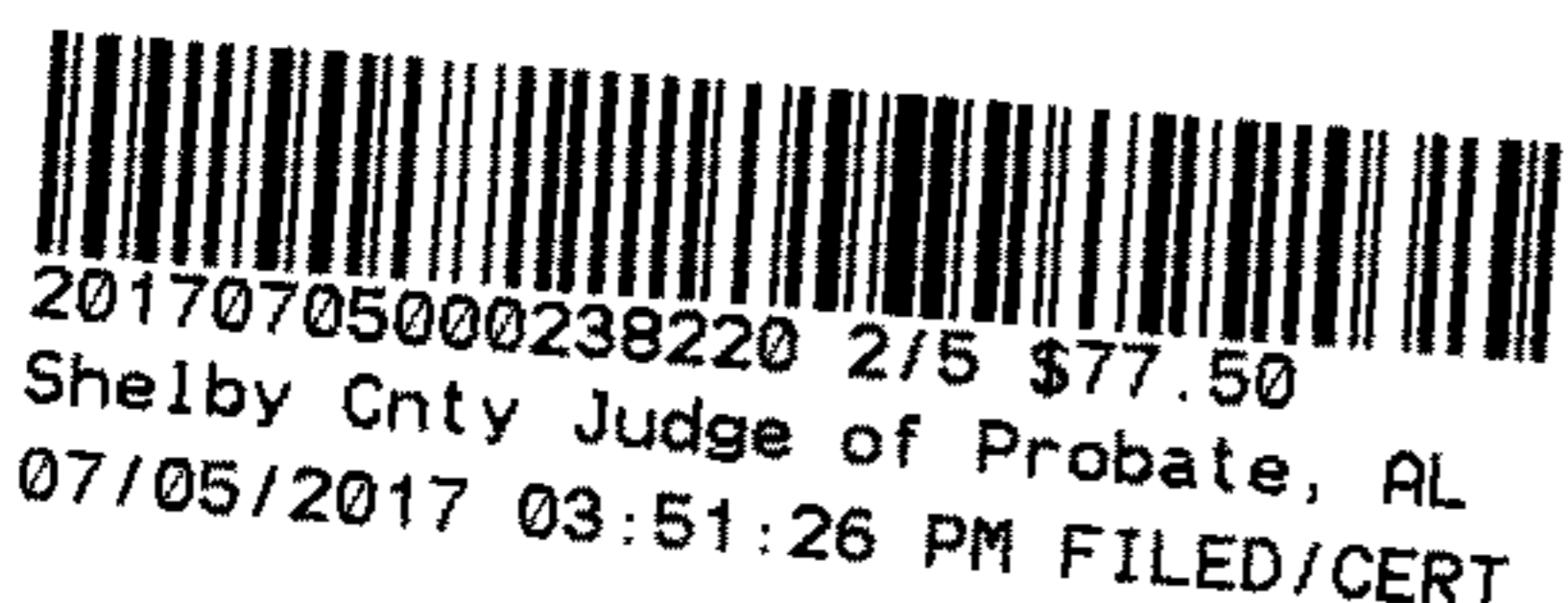
James Timothy Douglas

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 4 day of June, 2017.

Stephanie Drangley
Notary Public

My Commission Expires: 06/04/20



SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

John Paul Douglas,

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 4 day of June, 2017.

Stephanie Dangler

Notary Public

My Commission Expires: 06/04/20

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Nancy Marie Douglas

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 4 day of June, 2017.

Stephanie Dangler

Notary Public

My Commission Expires: 06/04/20

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Phillip Dewayne Douglas

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 4 day of June, 2017.

Stephanie Dangler

Notary Public

My Commission Expires: 06/04/20




20170705000238220 3/5 \$77.50
Shelby Cnty Judge of Probate, AL
07/05/2017 03:51:26 PM FILED/CERT

EXHIBIT A - LEGAL DESCRIPTION

the following described real estate, to-wit: "Begin at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 33, Township 18, Range 2 East; thence South a distance of 420 feet to a point; thence West a distance of 210 feet to a point; thence North a distance of 420 feet to a point; thence East a distance of 210 feet to a point and said point being the point of beginning, containing 2 acres, more or less, and being situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 33, Township 18, Range 2 East. This conveyance shall have the same water rights and privileges as recited in that one certain deed from T. W. Embry and LaDean Embry to LaDean Embry and recorded in the Office of the Probate Judge Shelby County, Alabama, in deed record book vol. 190 at page 535."


20170705000238220 4/5 \$77.50
Shelby Cnty Judge of Probate, AL
07/05/2017 03:51:26 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Una Faye Douglas
Mailing Address 237 Hwy 57
Vincent AL 35178

Grantee's Name Glenda Garza
Mailing Address 46065 Hwy 25
Vincent AL 35178

Property Address 46065 Hwy 25
Vincent AL 35178

Date of Sale 6-29-17
Total Purchase Price \$ 44,200
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



20170705000238220 5/5 \$77.50
Shelby Cnty Judge of Probate, AL
07/05/2017 03:51:26 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 6-29-17 Print Una Faye Douglas
☒ Unattested Stephanie Langley Sign Una Faye Douglas
(verified by) (Grantor/Grantee/Owner/Agent) circle one