

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, Alabama 35243  
(205) 443-9027

Send Tax Notice To:  
Lashondra Wilder  
1032 Kerry Dr  
Calera, AL 35040

20171003000360710 10/03/2017 02:39:32 PM DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
SHELBY COUNTY )

That, in consideration of \$173,000.00, 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 whereof is acknowledged, I or we, Jonathon T. Goggins and Tiffany Goggins a married couple (the "Grantor", whether one or more), whose mailing address is 10185 CROWLEY DRIVE WOODSTOCK AL 35188, do hereby grant, bargain, sell, and convey unto Lashondra Wilder (the "Grantee", whether one or more), whose mailing address is 1032 Kerry Dr. Calera, AL 35040, the following-described real estate situated in Shelby County, Alabama, the address of which is 1032 Kerry Drive, Calera, AL 35040; to-wit:

SEE ATTACHED EXHIBIT "A"

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

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$174,747.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jonathon T. Goggins and Tiffany Goggins a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 29th day of September, 2017.

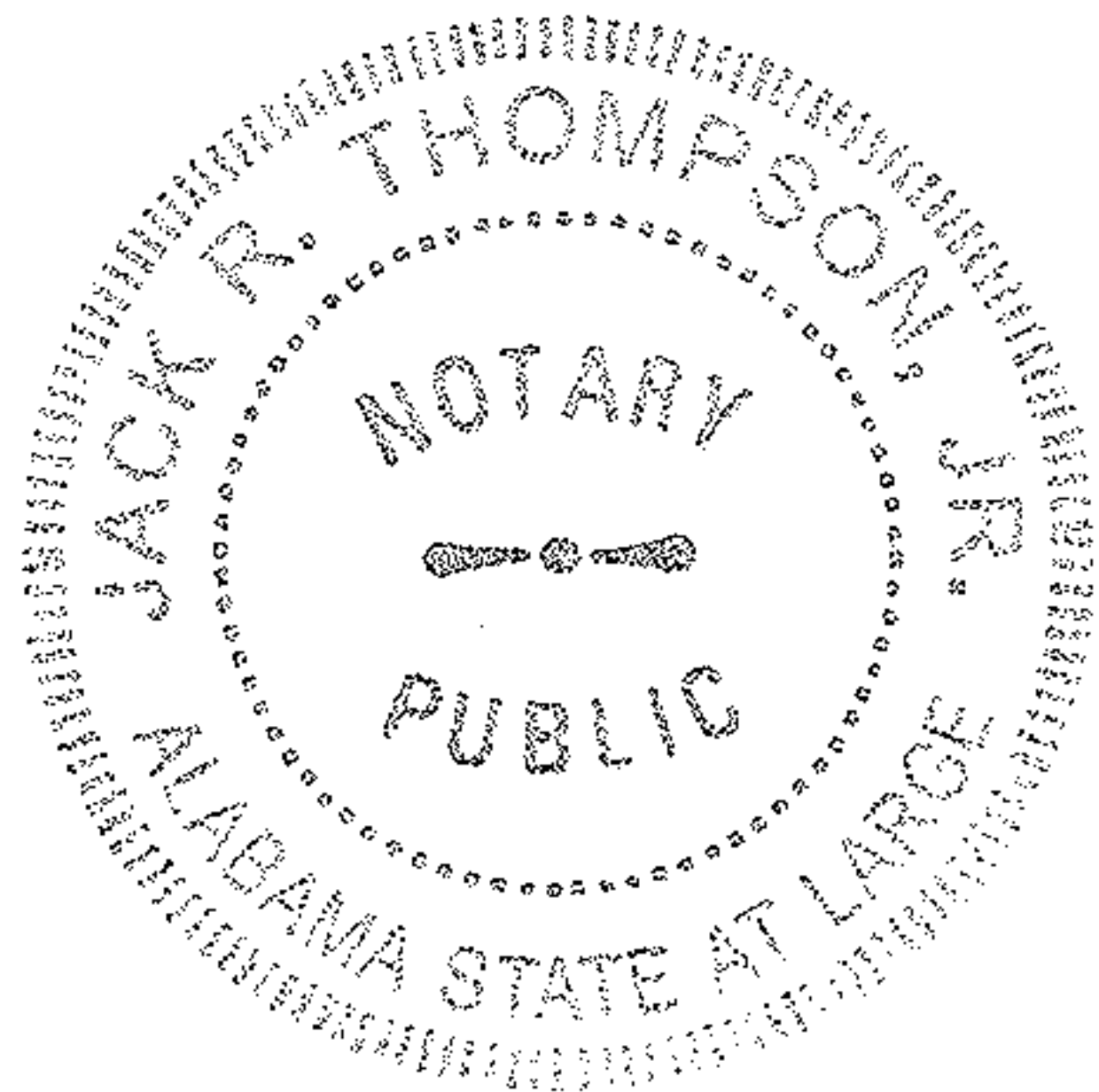
Jonathon T. Goggins  
Tiffany Goggins

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Jonathon T. Goggins and Tiffany Goggins, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

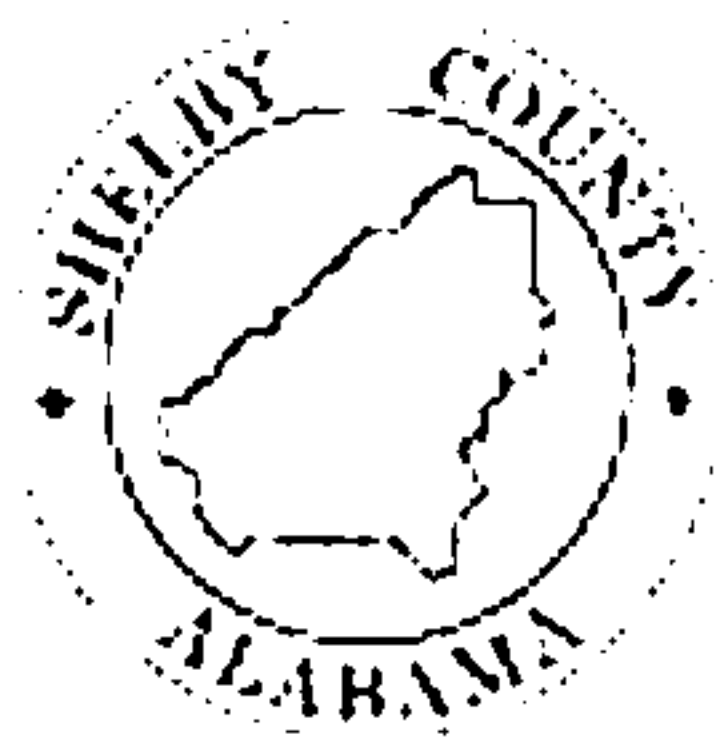
Given under my official hand and seal this the 29th day of September, 2017.

Notary Public  
Commission Expires: 10/31/2020



**EXHIBIT "A"**  
**Legal Description**

Lot 9, according to the Amended Map and Survey of Kinsale Garden Homes, 1st Sector, as recorded in Map Book 35, Page 49, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/03/2017 02:39:32 PM  
\$19.00 CHERRY  
20171003000360710

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.