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WARRANTY DEED--JOINT TENANCY

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

✓ James E Goggins
2585 Hwy 17,
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Jeanette Nelson Goggins, an unmarried woman, of 2955 Hwy 17, Montevallo, AL 35115, do grant, bargain, sell, and convey unto my children: James E Goggins, a married man, of 2585 Hwy 17, Montevallo, AL 35115 and Ida Marie Goggins Reach, a married woman, of 360 Birmingham Street, Montevallo, AL 35115, (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 situated in Shelby County, Alabama, to-wit:

Commence on the W line of Dogwood Road (Shelby County Highway 17) where it crosses the S right of way of County Highway 221 (formerly the Southern Railway Company spur track to the Little Gem Coal Company), said point being in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §5, Twp 22S, R3W, and run S along the W line of said Dogwood Road 72 feet to the point of beginning of the land herein conveyed: Thence run W and parallel with Hwy 221 290 feet; thence run S and parallel with Dogwood Road 72 feet; thence run E and parallel with Hwy 221 to the W line of said Dogwood Road; thence N along Dogwood Road 72 feet to the point of beginning, being situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §5, Twp 22S, R3W.

Source of title: A warranty deed to grantor executed 03 November 1952 and recorded 29 September 1959 at Deed book 205, page 52 of the Probate Records of Shelby County, Alabama. It is the intent of this instrument to convey the property therein conveyed whether or not correctly described

above.

The conveyed property forms the homestead of the grantor herein.

To have and to hold to the said grantees for and during their joint lives and upon the death of any 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.

I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this // April 2003.

Witness:

Tansy D Lawley

Jeanette Nelson Goggins (Seal)
Jeanette Nelson Goggins

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Jeanette Nelson Goggins, whose name is signed to the foregoing conveyance, and who is (made) known to me, 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 and official seal this // April 2003.

Michelle Bunn
Notary public

MY COMMISSION EXPIRES
5/22/06