

This Instrument Prepared By:  
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Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )



20130104000006220 1/2 \$240.00  
Shelby Cnty Judge of Probate, AL  
01/04/2013 01:00:20 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Kathy M. Denman**, a married woman, herein referred to as Grantor, whose mailing address is 201 Holland Thompson Drive, Carbondale, CO 81623 (whether one or more), grant, bargain, sell and convey unto **Randall H. Goggans**, (herein referred to as Grantee, whether one or more) whose mailing address is 228 Hawthorn Street, Birmingham, AL 35242, the following described real estate, situated in Shelby County, Alabama, the address of which is Highway 331, Shelby County, Alabama (Shelby County Tax Assessor Parcel ID 22-1-11-0-000-012.001, to-wit:

Southeast 1/4 of Southeast 1/4, Section 11, Township 21 South, Range 2 West, less 4 acres in the Southeast corner, Shelby County, Alabama. The 4 acres which is excepted from this conveyance is more particularly described in deed to C.E. Cherry and wife Jessie M. Cherry recorded in Instrument Number 2001-46016 Probate Office of Shelby County, Alabama as further set out in Parcel ID Number 21-1-11-0-000-013.000 with the Tax Assessor of Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2013 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Less and except any part of subject property lying within any road right of way.

The property conveyed is not the homestead of Kathy M. Denman or her spouse.

The property conveyed is in the Saginaw Fire District. There are no fire dues owing with respect to the property conveyed.

**TO HAVE AND TO HOLD** to the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

19 IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the day of December, 2012.

Kathy M. Denman

STATE OF COLORADO )  
Garfield COUNTY )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Kathy M. Denman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of December, 2012.

**NELSON SUAREZ  
NOTARY PUBLIC  
STATE OF COLORADO**

Notary Public

My Commission Exp. 1-27-2014

MY COMMISSION EXPIRES 01-27-2014

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Shelby County, AL 01/04/2013  
State of Alabama  
Deed Tax: \$225.00



**Real Estate Sales Validation Form**

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

Grantor's Name  
Kathy M. Denman  
Mailing Address  
201 Holland Thompson Drive  
Carbondale, CO 81623  
Property Address  
Highway 331, Shelby County, AL  
Parcel ID 22-1-11-0-000-012.001

Grantee's Name  
Randall H. Goggans  
Mailing Address  
228 Hawthorn Street  
Birmingham, AL 35242  
Date of Sale December 21, 2102  
Total Purchase Price \$225,000.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$

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 X 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 12-21-12

Print JAMIE F. BURKHEAD

\_\_\_\_ Unattested \_\_\_\_\_  
(Verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

**STATE OF ALABAMA)**  
[Signature] **COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that JAMIE F. BURKHEAD, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of Dec, 2012.

[Signature]  
Notary Public  
My Commission Exp. 10-22-14