

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:

HOWARD WISE
PO BOX 8
SAGINAW, AL.
35137

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration Two Hundred Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$247,500.00) and other good and valuable considerations, 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 Grantees herein, the receipt whereof is acknowledged, I, Randall H. Goggans, a married man (herein referred to as Grantor, whether one or more) whose mailing address is 228 Hawthorn Street, Birmingham, AL 35242, grant, bargain, sell and convey unto Howard Wise and Emily R. Wise (herein referred to as Grantees) whose mailing address is 425 Michael Lane, Birmingham, AL 35213, 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, 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 Randall H. Goggans or his 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 GRANTEES for and during their joint lives and upon the death of either 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.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Randall H. Goggans, has hereunto set his hand and seal, this the 21 day of December, 2012.


Randall H. Goggans

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Randall H. Goggans, 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 21 day of December, 2012.



20130104000006230 1/2 \$262.50
Shelby Cnty Judge of Probate, AL
01/04/2013 01:00:21 PM FILED/CERT


Notary Public

My Commission Exp. 3.1.14

Real Estate Sales Validation Form

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

Grantor's Name
Randall H. Goggans
Mailing Address
228 Hawthorn Street
Birmingham, AL 35242
Property Address
Highway 331, Shelby County, AL
Parcel ID 22-1-11-0-000-012.001

Grantee's Name
Howard Wise and Emily R. Wise
Mailing Address
425 Michael Lane
Birmingham, AL 35213
Date of Sale December 21, 2102
Total Purchase Price \$247,500.00
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. BURROUGHS

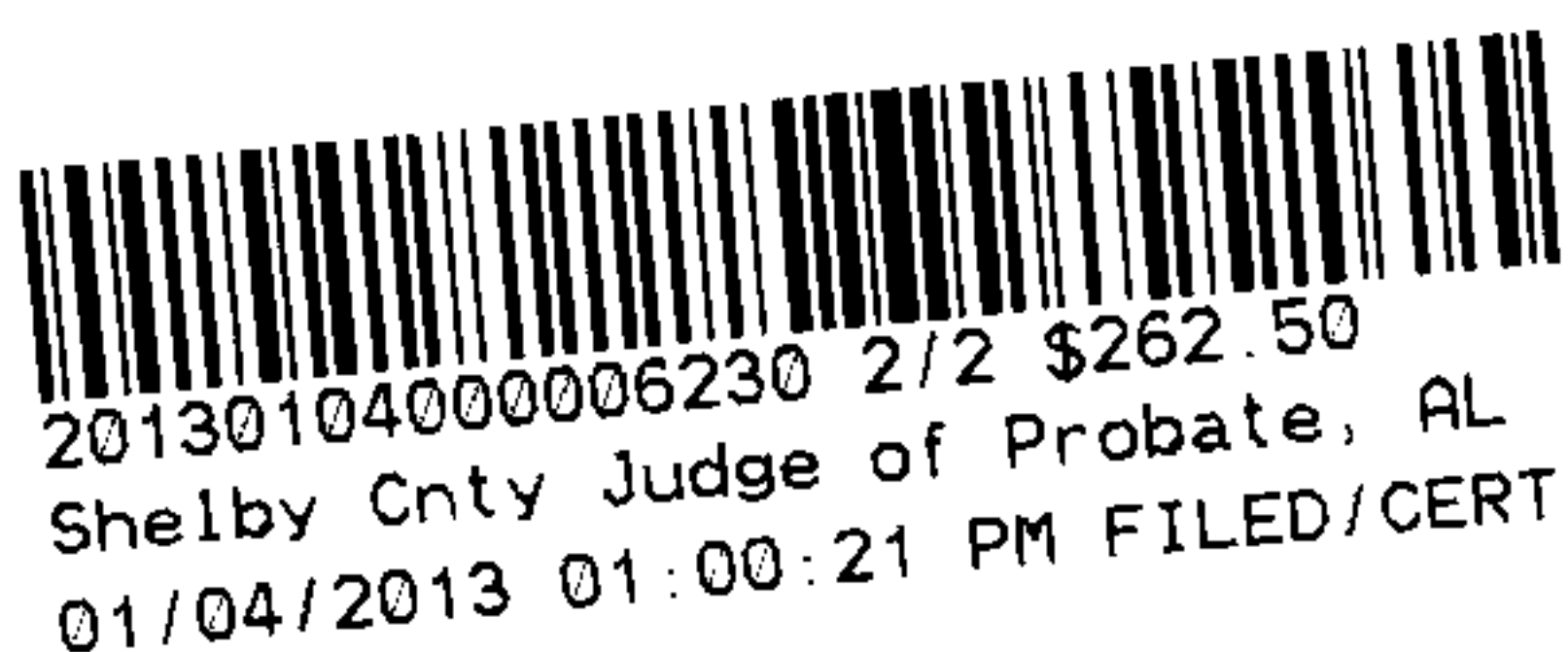
____ Unattested _____
(Verified by)

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 _____, 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