

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Clinton J. Grubbs
~~191 Valentine Circle~~
~~Wilsonville, AL 35136~~

PO 550128
Blum, etc
35255

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Sixty Three Thousand dollars and Zero cents (\$63,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Eric Goff, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Clinton J. Grubbs (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of January, 2013.

_____ (SEAL)	<u>John Eric Goff</u> (SEAL)
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John Eric Goff whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, 2013.

My Commission Expires: 10-4-16

[Signature]
Notary Public

Shelby County, AL 01/23/2013
State of Alabama
Deed Tax: \$63.00

20130123000029800 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
01/23/2013 09:38:47 AM FILED/CERT

EXHIBIT A

All that part of the NE ¼ of the NE ¼ of Section 7, Township 21 South, Range 2 East of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows: Beginning at a point which is North 88 degrees 45 minutes East 28.96 feet from the NW corner of the NE ¼ of the NE ¼ of said Section 7; thence from the true point of beginning run North 88 degrees 45 minutes West 439.08 feet to the 397-foot contour line; thence along said contour line South 03 degrees 39 minutes 74 feet to a point; thence turn to the right and run South 88 degrees 45 minutes West a distance of 404.40 feet, more or less, along the Northern boundary of the lot being conveyed this date to Billy Goff from grantors, to the NW corner of said lot being so conveyed to Billy Goff; thence turn to the right and run North 11 degrees 15 minutes West along the Western boundary of grantor's property a distance of 75 feet to the point of beginning. Together with rights of ingress and egress conveyed in that certain deed recorded in Deed Book 252, page 121, in the Probate Records of Shelby County, Alabama.

All that part of the NE ¼ of the NE ¼ of Section 7, Township 21 South, Range 2 East, of the Huntsville Meridian, Shelby County, Alabama, more particularly described as follows: Commence at a point which is North 88 degrees 45 minutes East 28.96 feet from the NW corner of the NE ¼ of the NE ¼ of said Section; thence run North 88 degrees 45 minutes East 439.08 feet to the 397-foot contour line; thence along said contour line South 03 degrees 39 minutes West 74 feet to point of beginning of property herein conveyed; thence continue South 03 degrees 39 minutes West a distance of 32.20 feet to a point; thence South 01 degrees 38 minutes East 41.86 feet; thence leaving said 397-foot contour line and run South 88 degrees 45 minutes West 404.40 feet; thence North 11 degrees 15 minutes West 75 feet to a point; thence turn to the right and run to the point of beginning. Together with the right of ingress and egress to and from the property herein conveyed over and across the easement conveyed to Odell Goff by that certain deed recorded in Deed Book 252, Page 121, in the Probate Records of Shelby County, Alabama.

Situated in Shelby County, Alabama.


20130123000029800 2/3 \$81.00
Shelby Cnty Judge of Probate, AL
01/23/2013 09:38:47 AM 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 John Eric Goff
Mailing Address 3068 Cordell
Clanton AL 35046

Grantee's Name Clinton J. Grubbs
Mailing Address P.O. Box 550128
Shinn AL 35253

Property Address _____

Date of Sale 1-11-13
Total Purchase Price \$ 63,000.00
Or
Actual Value \$ _____
Or
Assessors 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
____ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

____ Unattested
(verified by)

Print Clinton J. Grubbs
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20130123000029800 3/3 \$81.00
Shelby Cnty Judge of Probate, AL
01/23/2013 09:38:47 AM FILED/CERT