



20130205000049980 1/4 \$63.50
Shelby Cnty Judge of Probate, AL
02/05/2013 11:42:59 AM FILED/CERT

This Instrument Was Prepared By:
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Send Tax Notice:
Amanda and Chris Jackson

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Forty Two Thousand Four Hundred Ninety Four and 69/100 Dollars (\$42,494.69)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **MARSHALL JOE GOGGINS AND WIFE DONNA L. GOGGINS**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **CHRIS JACKSON AND WIFE AMANDA JACKSON**, hereinafter called "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**, to wit:

See attached Exhibit A.

NOTE:

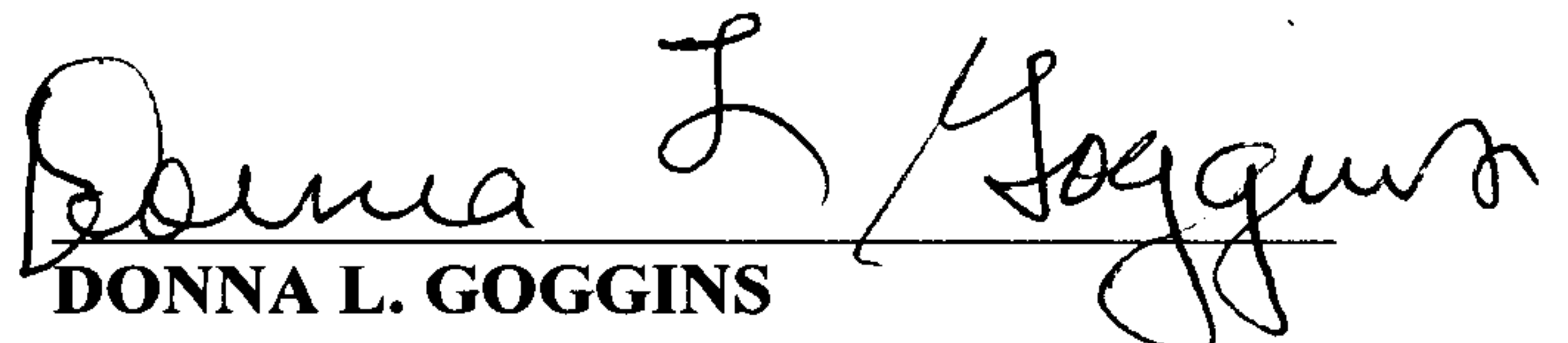
- **This Instrument was prepared without benefit of Title. The property was owner financed pursuant to a Realty Sales Agreement dated the 7th day of May, 2003, and recorded at the Office of the Probate Judge of Shelby County and found at Instrument Number 20030603000343040 and the consideration was taxed pursuant to that recorded instrument.**

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 13th day of November, 2012.


MARSHALL JOE GOGGINS

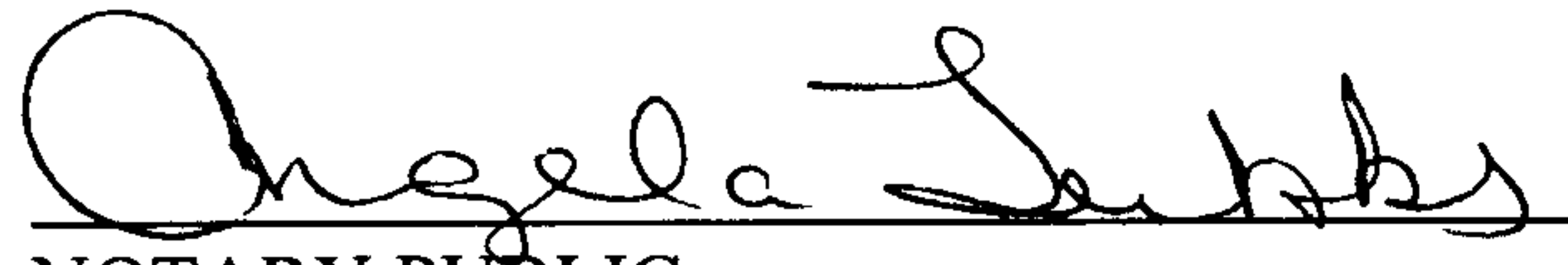

DONNA L. GOGGINS

STATE OF ALABAMA)
)
COUNTY OF Shelby) **ACKNOWLEDGMENT**

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted names, *Marshall Joe Goggins and wife, Donna L. Goggins*, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being

informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13th day of November, 2012.


NOTARY PUBLIC
My Commission Expires: 8/23/12



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Exhibit A

Commence at the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 22 South, Range 4 West; thence run South 02 degrees 21 minutes 28 seconds West for 647.70 feet; thence turn 91 degrees 00 minutes 09 seconds right and run North 86 degrees 38 minutes 23 seconds West for 319.35 feet to a found rebar; thence run North 01 degree 00 minutes 19 seconds East for 210.05 feet to a found rebar; thence run North 88 degrees 36 minutes 31 seconds West for 106.90 feet; thence run North 01 degree 03 minutes 17 seconds East for 10.60 feet to a set $\frac{1}{2}$ inch rebar; thence run North 88 degrees 56 minutes 39 seconds West for 27.20 feet to the point of beginning; thence run North 0 degrees 00 minutes 00 seconds East for 121.69 feet; thence run North 11 degrees 21 minutes 44 seconds East for 78.46 feet to a point situated on the South right of way line of Shelby County Road No. 22; thence run North 88 degrees 15 minutes 08 seconds West along said right of way line for 94.17 feet; thence run South 01 degrees 03 minutes 21 seconds West for 200.00 feet; thence run South 88 degrees 56 minutes 39 seconds East for 82.37 feet to the point of beginning.

According to the Survey of Steven M. Allen, dated March 18, 1999.

Note: This property does not constitute homestead property for the Grantors.



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Real Estate Sales Validation Form

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

Grantor's Name Marshall Joe Goggins & Donna L. Goggins Grantee's Name Amanda/Chris Jackson
Mailing Address 776 Goggins Drive Mailing Address Same
Montevallo AL 35715

Property Address 2805 Hwy 25 Date of Sale 11-13-12
Montevallo AL 35715 Total Purchase Price \$ 424469
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person 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 2/5/13

Unattested

(verified by)

Print Christopher R. Spatherman
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

