

## STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Five Thousand, Seven Hundred, Eighteen and 22/100's Dollars (\$25,718.22)** and other good and valuable consideration to the undersigned grantor,

**Randall Goggans, a married man**

(hereinafter referred to as grantor in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Holland Real Estate Company, LLC,**

(hereinafter referred to as grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

**Lot 1A according to the Final Plat of Resubdivision Lot 1, Moore Estate Subdivision as recorded in Map Book 43, Page 86 A & B in the Probate Office of Shelby County, Alabama**

**SUBJECT TO:**

**Taxes for the year 2013 and subsequent years.**

**Easement and restrictions as shown on recorded map.**

**Mineral and mining rights.**


**The above described property is not the homestead of the grantor or his spouse.**

**No title opinion of the above described property was requested and none is offered by the preparer of this deed.**

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for himself, his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

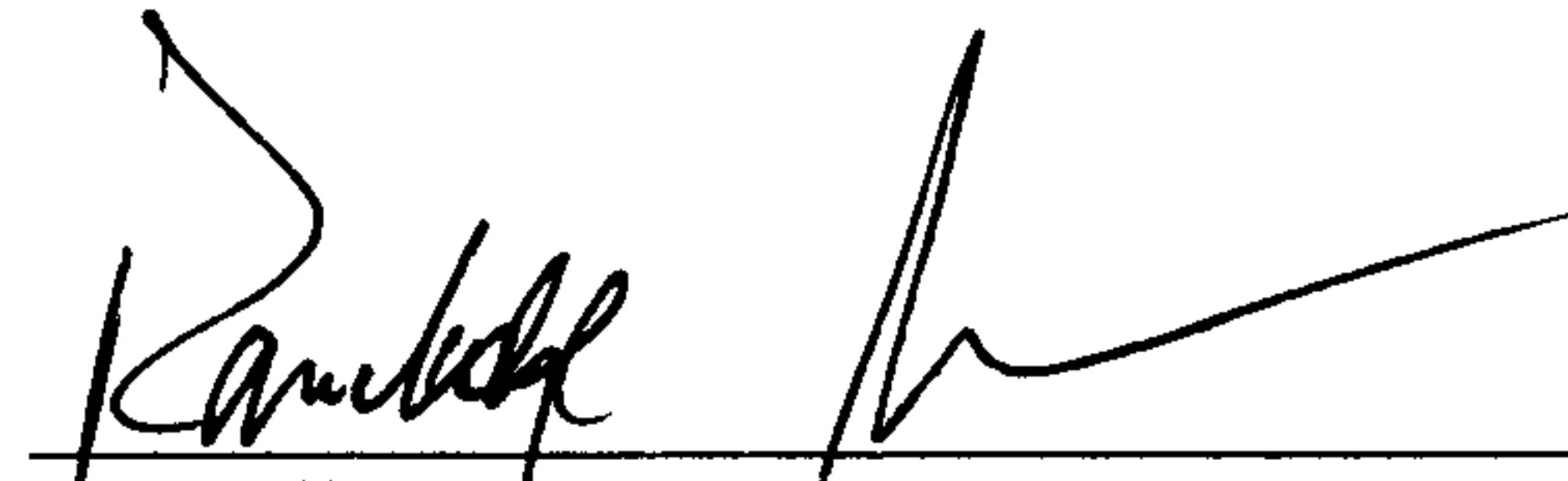
Shelby County, AL 06/25/2013  
State of Alabama  
Deed Tax: \$26.00

  
20130625000259570 1/3 \$44.00  
Shelby Cnty Judge of Probate, AL  
06/25/2013 12:00:01 PM FILED/CERT

IN WITNESS WHEREOF, the said grantor has hereunto set his signature and seal this the 24th day of June, 2013.

ATTEST:

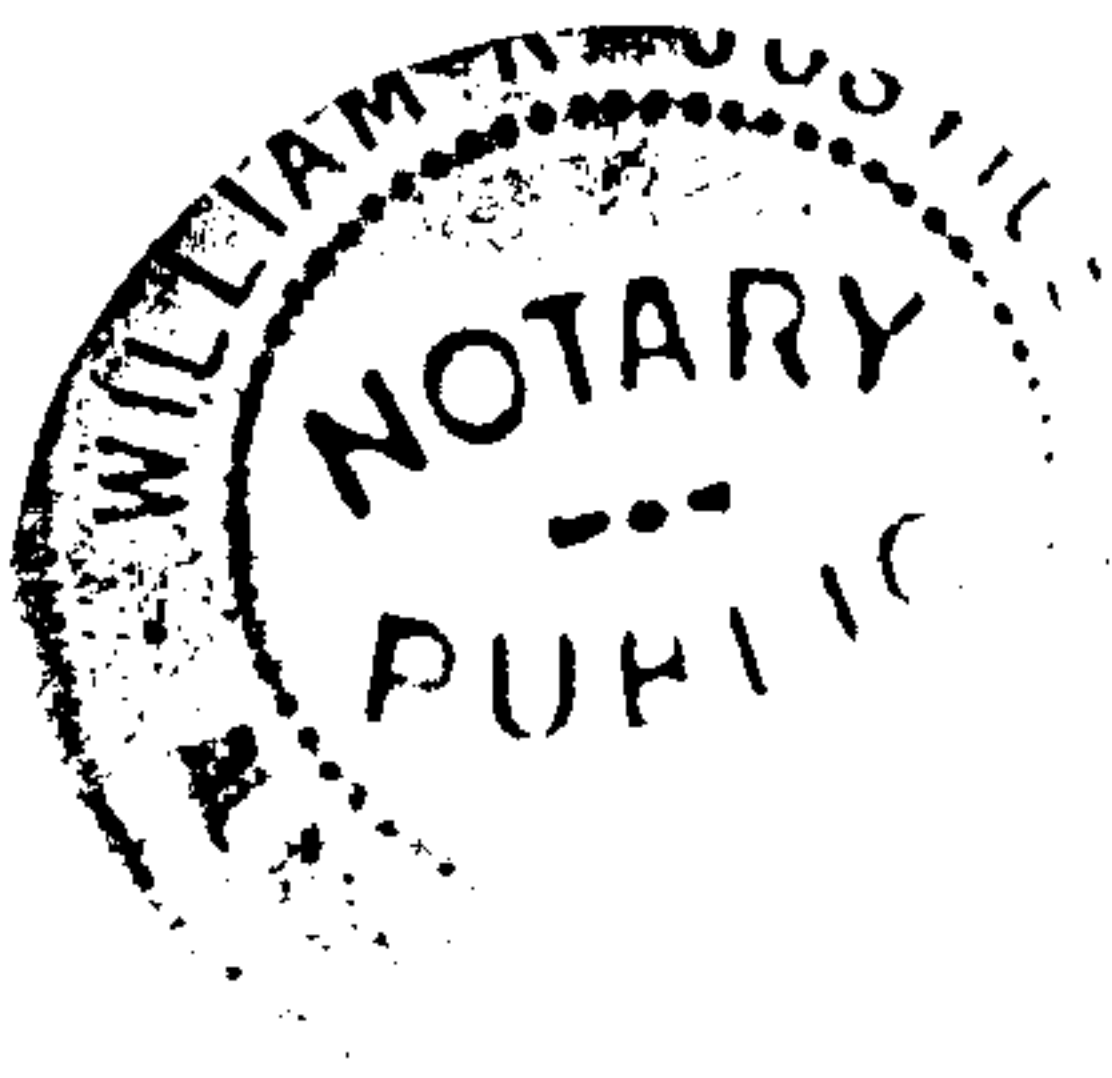
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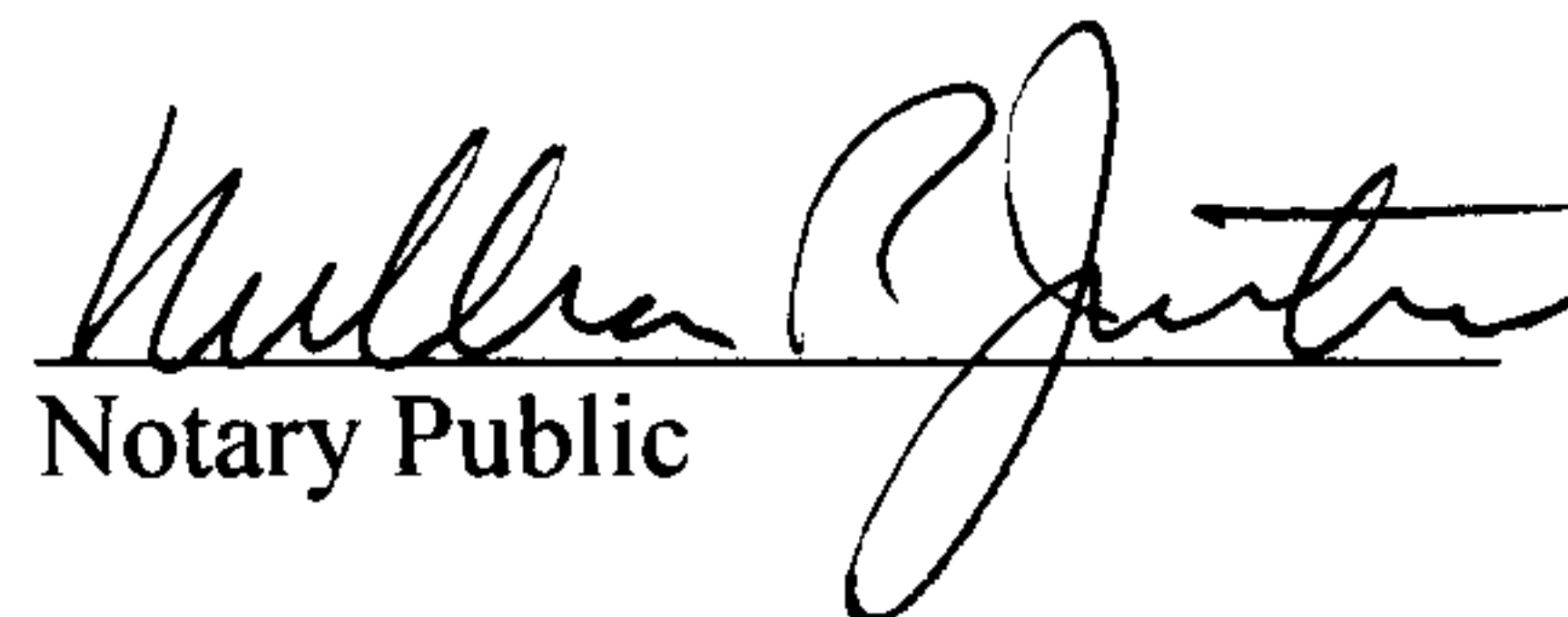
  
Randall Goggans

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Randall Goggans, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he, executed the same voluntarily and as his act..

Given under my hand and seal this the 24th day of June, 2013.



  
Notary Public

THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith, Attorney  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20130625000259570 2/3 \$44.00  
Shelby Cnty Judge of Probate, AL  
06/25/2013 12:00:01 PM FILED/CERT

SEND TAX NOTICE TO:  
Holland Real Estate Company, LLC  
~~1733 Cedarwood Lane~~  
~~Hoover, Alabama 35244~~



# 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 Gygans  
Mailing Address 228 Hawthorn St.  
Bham. AL 35242

Grantee's Name Holland Real Estate Company LLC  
Mailing Address P.O. Box 1008  
Alabaster, AL 35007

Property Address Crosscut Road  
Shelby County, Alabama

Date of Sale 6-24-13  
Total Purchase Price \$ 25,718.22  
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 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 6-25-13

Print Randall Gygans

☐ Unattested

Sign Randall

Verified by)

(Grantor/Grantee/Owner/Agent) circle one



20130625000259570 3/3 \$44.00  
Shelby Cnty Judge of Probate, AL  
06/25/2013 12:00:01 PM FILED/CERT

Form RT-1