

PURCHASER'S ADDRESS:
Harold H. Goings
3012 Briarcliff Road
Mountain Brook, AL 35223

This instrument prepared by:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203


20130731000310810 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
07/31/2013 09:57:28 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixth Three Thousand and no/100 Dollars (\$63,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Harold H. Goings, a married man, and Hubert W. Goings, Jr., a married man** (herein referred to as "Grantors") do grant, bargain, sell and convey unto **Harold H. Goings** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of Section 24, Township 18 S, Range 1W, Shelby County, Alabama, which is more particularly described as follows:

From the most Westerly corner of Lot 1, according to the survey of Shelby Lake Corporation First Sector as recorded in the Office of the Judge of Probate of said Shelby County, Alabama, in map book 3, page 135, and looking in a Northeasterly direction along the Northwest line of said Lot 1, turn an angle to the left of 70°43' and run in a Northwesterly direction for a distance of 229.32 feet; thence turn an angle to the left of 68°23' and run in a Southwesterly direction for a distance of 105.0 feet to an existing iron rebar; thence turn an angle to the left of 85°42' and run in a Southeasterly direction for a distance of 152.87 feet to an existing iron rebar; thence turn an angle to the right of 68°14' and run in a Southwesterly direction for a distance of 238.93 feet to an existing iron rebar set by Laurence D. Weygand being the point of beginning; thence continue along last mentioned course in a Southwesterly direction for a distance of 150.65 feet to an existing crimp iron pin; thence turn an angle to the left of 29°27' and run in a Southwesterly direction for a distance of 58.59 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 113°27'38" and run in a Northwesterly direction for a distance of 377.76 feet to an existing iron rebar; thence turn an angle to the right of 106°07'03" and run in a Northeasterly direction for a distance of 147.75 feet to an existing iron rebar; thence turn an angle to the right of 38°28'10" and run in a Easterly direction for a

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State of Alabama
Deed Tax: \$63.00

distance of 68.16 feet to an existing iron rebar; thence turn an angle to the left 51°25'30" and run in a North easterly direction for a distance of 51.29 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 92°49'36" and run in a Southeasterly direction for a distance of 272.69 feet, more or less to the point of beginning.

The property described herein is not the homestead of the grantors or the grantors spouses.

Subject to:

1. 2013 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and assigns covenant with the said Grantee, his heirs, executors 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 Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the ³⁰~~31~~ day of ~~July~~, 2013.



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Harold H. Goings

Hubert W. Goings, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harold H. Goings and Hubert W. Goings, Jr., whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the ³⁰ of ~~July~~, 2013.

Kihell Devine Hanson

Notary Public

My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Hubert W. Goings Jr
Mailing Address 230 LANE PARK RD
Bham AL 35223

Grantee's Name Harold A. Goings
Mailing Address 3018 BRADLEE RD
Bham AL 35223

Property Address Smyre Lake
Recent home

Date of Sale _____
Total Purchase Price \$ 63,000

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Assessed value is being used this sale
is for \$ 118,000 which is \$ 63,000

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 7/30/13

Print Harold A. Goings

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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