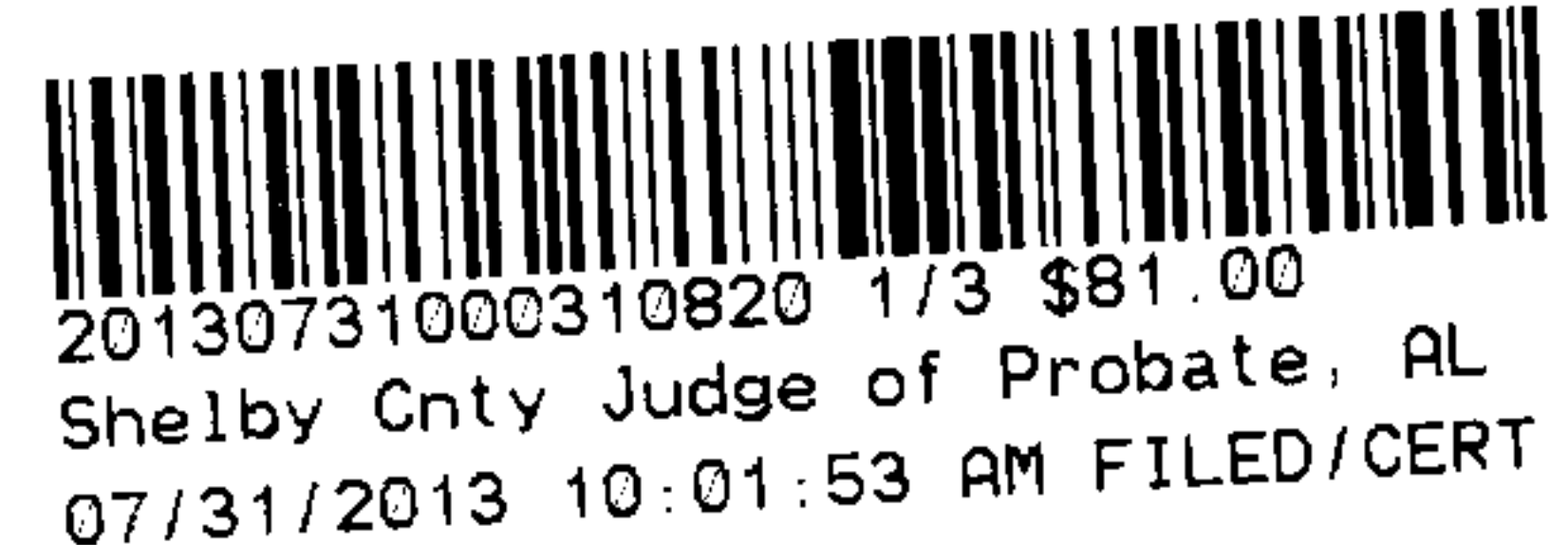


PURCHASER'S ADDRESS:

Hubert W Goings, Jr.  
2301 Lane Park Road  
Birmingham, AL 35223

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



**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 **Hubert W. Goings, Jr.** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama:

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 being the point of beginning; 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; thence turn an angle to the right of 89°56'54" and run in a Northwesterly direction for a distance of 272.69 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 87°10'24" and run in a Northeasterly direction for a distance of 178.29 feet to an existing nail and cap in an asphalt drive; thence turn an angle to the right of 52°44'05" and run in a Easterly direction for a distance of 182.71 feet, more or less, to the point of beginning containing 1.61 acres, more or less.

Shelby County, AL 07/31/2013  
State of Alabama  
Deed Tax: \$63.00

Grantor, Harold H. Goings, and his heirs, successors and assigns, reserves an easement for ingress and egress over and across the property described herein on the existing road to 176 Smyer Lake Road.

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<sup>th</sup> day of July, 2013.



20130731000310820 2/3 \$81.00  
Shelby Cnty Judge of Probate, AL  
07/31/2013 10:01:53 AM FILED/CERT

\_\_\_\_\_  
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<sup>th</sup> of July, 2013.

\_\_\_\_\_  
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 Harold H. Gwings  
Mailing Address 3012 PARKWAY  
BHAM, AL 35223

Grantee's Name Hubert W. Gwings Jr.  
Mailing Address 2701 LONE PINE RD  
BHAM, AL 35223

Property Address SMYER LAKE  
URGENT HOME

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 63,000.00

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
- Sales Contract
- Closing Statement

Appraisal  
 Other ASSESSED VALUE IS \$126,000.00 THIS SALE IS FOR 1/2 INTEREST WHICH IS \$63,000.00

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 H. Gwings

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130731000310820 3/3 \$81.00  
Shelby Cnty Judge of Probate, AL  
07/31/2013 10:01:53 AM FILED/CERT