

20140501000128840 1/3 \$110.00
Shelby Cnty Judge of Probate, AL
05/01/2014 08:18:15 AM FILED/CERT

20140501000128840
05/01/2014 08:18:15 AM
DEEDS 1/3

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Rosa Jimenez Torres and
Nereida Jimenez
412 6th Avenue SW
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ninety Thousand And No/100 Dollars (\$90,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Eleanor L. Goggins, an unmarried woman, by and through her Attorney-in-Fact, Daniel Edward Goggins (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Rosa Jimenez Torres and Nereida Jimenez (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Beginning at the most southeasterly corner of Lot 2 of Joseph's Addition to Alabaster as recorded in Map Book 42, Page 47 in the Probate Office of Shelby County, Alabama, thence run along northwesterly along said Lot 2 a distance of 101.23' to a point; thence turn an angle to the left of 64°19'18" and run southwesterly a distance of 211.38' to a point, said point being located on the northerly Right of Way of 6th Avenue Southwest; thence turn an angle to the left of 110°18'27" and run Southeasterly along said Right of Way a distance of 169.75' to a point; thence turn an angle to the left of 88°47'09" and run northeasterly a distance of 207.77' to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.


Eleanor L. Goggins is the surviving Grantee within that certain Warranty Deed recorded at Book 189, Page 291; Monroe Goggins having died on or about March 20, 1998.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 28, 2014.


Eleanor L. Goggins by Daniel Edward Goggins,
her Attorney-in-Fact

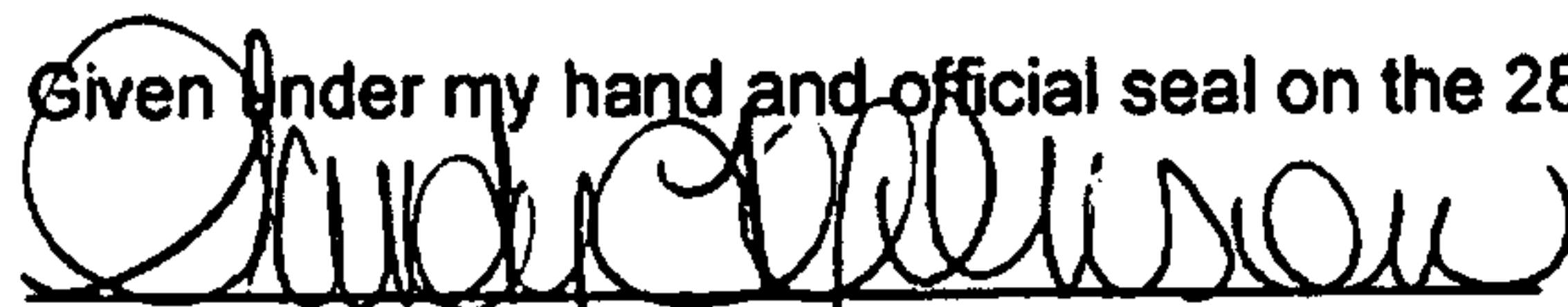

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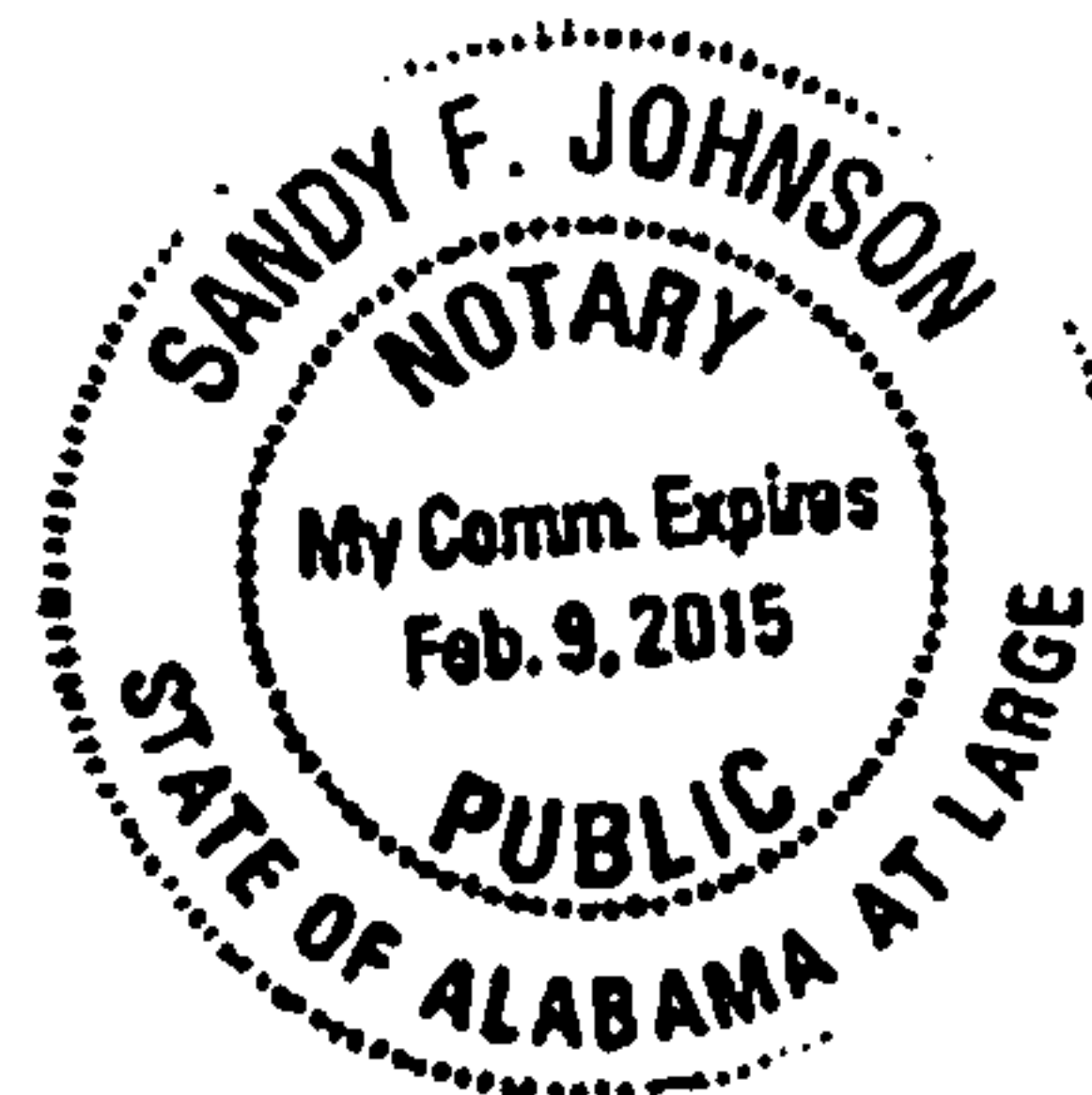
20140501000128840 05/01/2014
08:18:15 AM DEEDS 2/3

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Daniel Edward Goggins, whose names as Attorney-in-Fact for Eleanor L. Goggins, 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, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said Principal.

Given under my hand and official seal on the 28th day of April, 2014.


Notary Public
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 | Eleanor L. Goggins | Grantee's Name | Rosa Jimenez Torres and Nerveida Jimenez |
| Mailing Address | 412 6th Avenue SW Alabaster, AL 35007 | Mailing Address | <u>412 6th Avenue SW</u> <u>Alabaster, AL 35007</u> |
| Property Address | 412 6th Avenue SW Alabaster, AL 35007 | Date of Sale | April 28, 2014 |
| | | Total Purchase Price | \$90,000.00 |
| | | or | |
| | | Actual Value | \$ _____ |
| | | or | |
| | | Assessor's Market Value | \$ _____ |

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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)

| | |
|---|---------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> 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 - Eleanor L. Goggins, 412 6th Avenue SW, Alabaster, AL 35007.

Grantee's name and mailing address - Rosa Jimenez Torres and Nerveida Jimenez, , .

Property address - 412 6th Avenue SW, Alabaster, AL 35007

Date of Sale - April 28, 2014.


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.

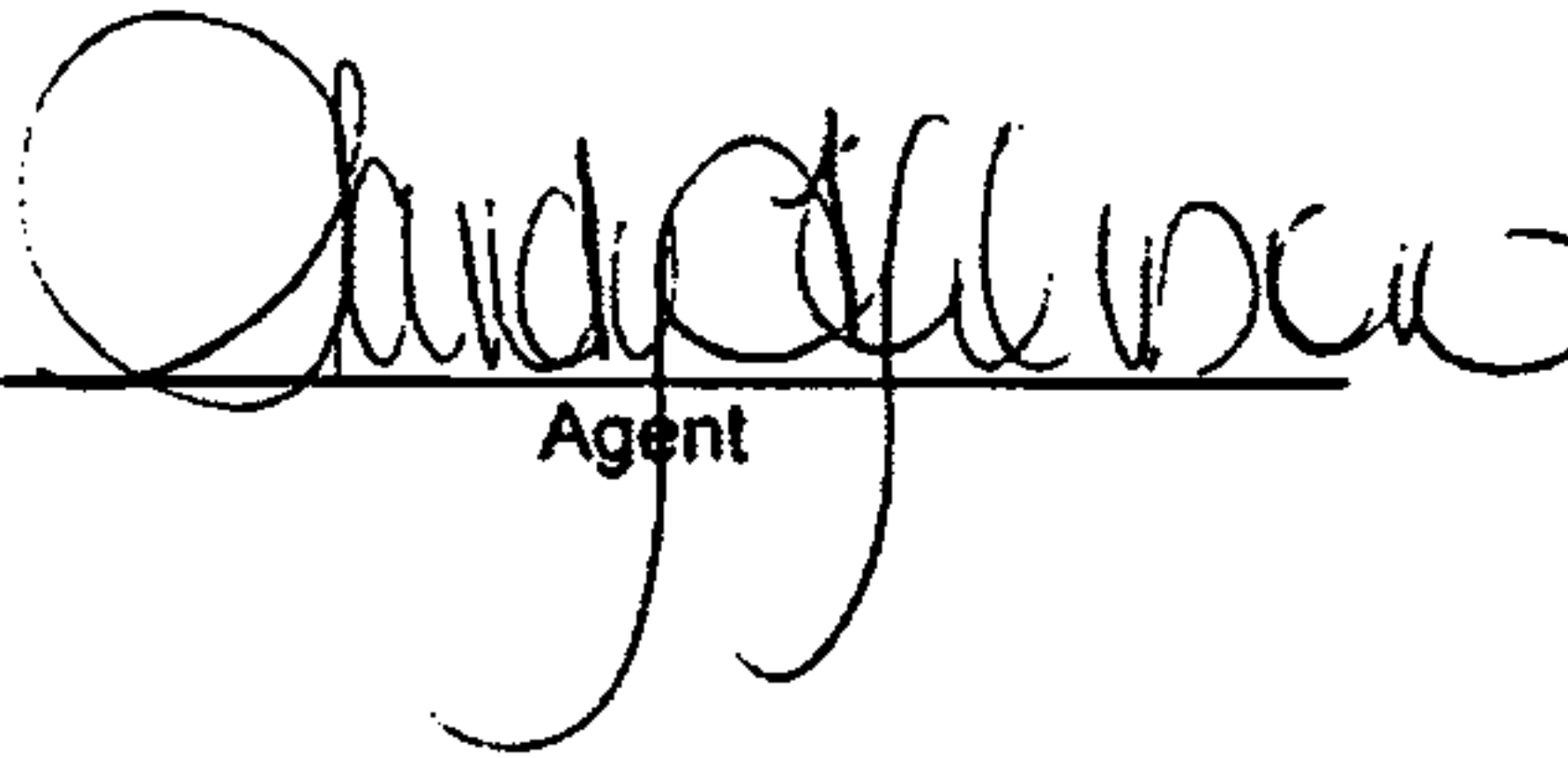
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: April 28, 2014


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Shelby County, AL 05/01/2014
State of Alabama
Deed Tax:\$90.00

Sign 
Agent