

After Recording Return to:

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, Texas 75024

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-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

2002-06700
200 9 0723000 284110

Mail Tax Statements To:
Wendy E. Goins & Adam Joshua Goins
706 Morning Sun Drive
Auburn, AL 36830

Tax ID: 101010991062.000
File #: PCT-2014-3958

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, WE, WENDY E. GOINS, f/k/a WENDY E. TAYLOR, a married woman, who acquired title without marital status, herein joined by her spouse ADAM JOSHUA GOINS, whose address is 706 Morning Sun Drive, Auburn, AL 36830, (hereinafter called Grantors), for and in consideration of the sum of Zero Dollars (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby release, quitclaim, grant, and convey to WENDY E. GOINS and ADAM JOSHUA GOINS, wife and husband, whose address is 706 Morning Sun Drive, Auburn, AL 36830, (hereinafter called Grantees) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:
UNIT 706, IN HORIZON, A CONDOMINIUM, AS ESTABLISHED BY THAT CERTAIN DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM, WHICH IS RECORDED IN INSTRUMENT 2001-40927, TO WHICH DECLARATION OF CONDOMINIUM AS PLAN IS ATTACHED AS EXHIBIT "A" THERETO, SAID PLAN BEING FILED FOR RECORD IN MAP BOOK 28, PAGE 141 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND TO WHICH SAID DECLARATION OF CONDOMINIUM THE BY-LAWS OF THE HORIZON CONDOMINIUM ASSOCIATION, INC. IS ATTACHED AS EXHIBIT "D", TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ASSIGNED TO SAID UNIT, AS SHOWN IN EXHIBIT "C" OF SAID DECLARATION OF CONDOMINIUM OF HORIZON, A CONDOMINIUM.

Parcel ID: 101010991062.000
Commonly known as 706 Morning Sun Drive, Auburn, AL 36830

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under our hands this 29 day of October, 2014

WITNESSES:

Witness

Print Name

Witness

Witness

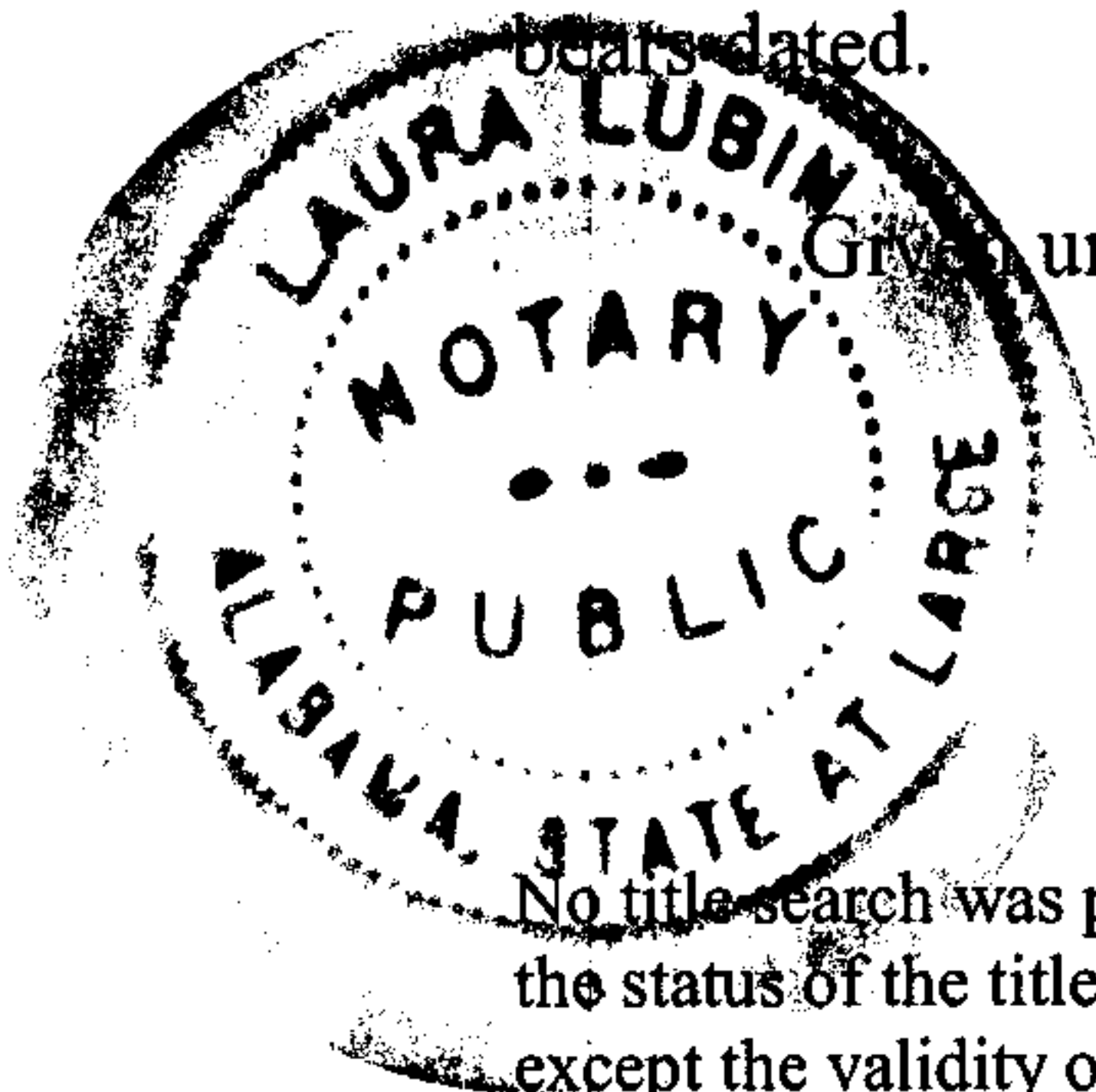
Wendy E. Goins f/k/a
Wendy E. Taylor
WENDY E. GOINS, f/k/a
WENDY E. TAYLOR

Adam Joshua Goins
ADAM JOSHUA GOINS

STATE OF ALABAMA }

COUNTY OF Lee }
LAURA LUBIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WENDY E. GOINS, f/k/a WENDY E. TAYLOR and ADAM JOSHUA GOINS, 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 and the same bears dated.



Given under my hand and official seal this the 29 day of Oct, 2014

LAURA LUBIN
NOTARY PUBLIC
State of Alabama
My Commission Expires Jan. 29, 2017

Laura Lubin
NOTARY PUBLIC
My Commission Expires: 01-29-2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:
Curphey & Badger
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

Real Estate Sales Validation Form

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

Grantor's Name Wendy E Taylor &
Mailing Address Adam Joshua Goins
706 Morning Sun Drive
Auburn, AL 36830

Grantee's Name Wendy E. Goins &
Mailing Address Adam Joshua Goins
706 Morning Sun Drive
Auburn, AL 36830

Property Address 706 Morning Sun Drive
Auburn, AL 36830
20141114000360250
11/14/2014 02:09:04 PM
QCDEED 3/3

Date of Sale 10-29-14
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 11800.00

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

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 10-29-2014

Print Wendy E Taylor Adam Joshua Goins

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/14/2014 02:09:04 PM
\$21.00 CHERRY
20141114000360250

Print Form

Form RT-1