


**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**


20150331000101720 1/4 \$75.50
Shelby Cnty Judge of Probate, AL
03/31/2015 03:28:47 PM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Sent Tax Notice To:

Nancy Goggins Scott

(Address)

425 Scott Rd.

Montevallo, AL 35115

MINIMUM VALUE: \$48,500.00

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **NANCY GOGGINS SCOTT, a married woman; MARSHALL JOE GOGGINS, an married man; KATHY GOGGINS MORRIS, a married woman; and TIMOTHY EDGAR GOGGINS, a married man,** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **NANCY GOGGINS SCOTT, MARSHALL JOE GOGGINS, KATHY GOGGINS MORRIS and TIMOTHY EDGAR GOGGINS, as Tenants in Common** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Beginning at the Northeast corner of the Myrtle Pickett property (as same existed on March 7, 1946) and running South 140 yards, thence East 70 yards, thence north 140 yards, thence west 70 yards to point of beginning and being a part of the Southwest Quarter of the Northwest Quarter, of Section 1, Township 22, Range 4 West, Shelby County, Alabama. The mineral rights have been expressly reserved by the Southern Mineral Land Co.

LESS AND EXCEPT that portion of said property conveyed to Marshall Joe Goggins and Donna L. Goggins on July 12, 2002, as recorded at Instrument Number 20020801000358280, Office of the Probate Judge, Shelby County, Alabama.

ALSO, LESS AND EXCEPT that portion of said property conveyed to Marshall Joe Goggins and Donna L. Goggins on March 20, 2003, and recorded at Instrument Number 20030401000192200, Office of the Probate Judge, Shelby County, Alabama.

SOURCE OF TITLE: DB 122, Page 460, recorded March 13, 1946; DB 146.

All of the heirs and next of kin of William E. Goggins and Mildred G. Goggins (constituting all of their natural children), namely; **NANCY GOGGINS SCOTT, MARSHALL JOE GOGGINS,**

GOGGINS do hereby join in this conveyance and acknowledge and confirm the facts set forth within their Heirship Affidavit, attached hereto as Exhibit "A", same of which is incorporated herewith, as though fully set out herein.

The authority of this conveyance is further established by Disinterested Party Affidavits hereto attached as Exhibits "B" and "C", respectively, the facts stated therein being incorporated herewith, as though fully set out herein.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE MARRIED GRANTORS HEREIN, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 27th day of March, 2015.

Nancy Goggins Scott
NANCY GOGGINS SCOTT

Kathy Goggins Morris
KATHY GOGGINS MORRIS

Marshall Joe Goggins
MARSHALL JOE GOGGINS

Timothy Edgar Goggins
TIMOTHY EDGAR GOGGINS


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **NANCY GOGGINS SCOTT**, whose name 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/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2015.

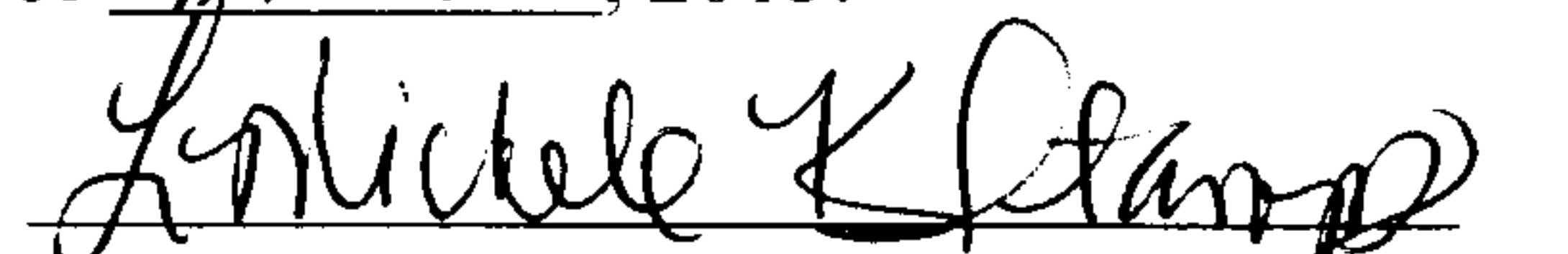
L. Michele Stamp
Notary Public
My commission expires: 5/17/2015

STATE OF ALABAMA)
COUNTY OF SHELBY)


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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MARSHALL JOE GOGGINS**, whose name 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/she executed same voluntarily on the day the same bears date.

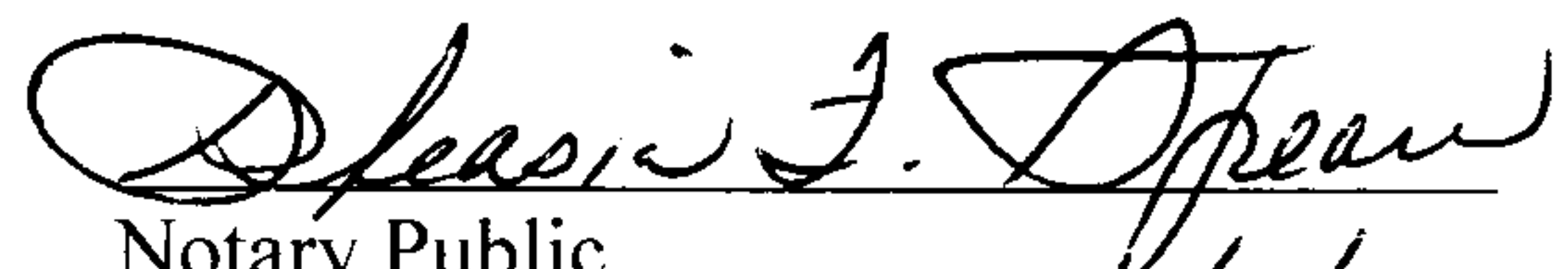
Given under my hand and official seal this 27th day of March, 2015.


Notary Public
My commission expires: 5/17/2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **KATHY GOGGINS MORRIS**, whose name 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/she executed same voluntarily on the day the same bears date.

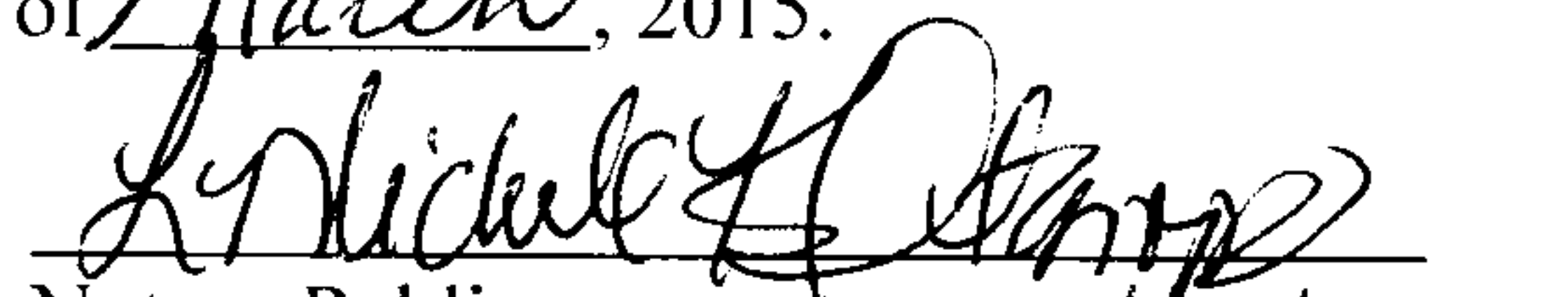
Given under my hand and official seal this 27th day of March, 2015.


Notary Public
My commission expires: 9/3/2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **TIMOTHY EDGAR GOGGINS**, whose name 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/she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2015.


Notary Public
My commission expires: 5/17/2015

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Nancy Goggins Scott, et alGrantee's Name Nancy Goggins Scott, et alMailing Address 425 Scott Road
Montevallo AL 35115Mailing Address 425 Scott Road
Montevallo, AL 35115Property Address 40 Goggins Drive
Montevallo, AL 35115

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Market Value \$ 48,500.00

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☐ Appraisal
☒ Other Assessor's Market Value

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).

3-27-15
DatePrint NANCY GOGGINS SCOTT, GRANTORSign Nancy Goggins Scott
(Grantor/Grantee/Owner/Agent) circle one
20150331000101720 4/4 \$75.50
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