

Prepared By Tony Russell

QUITCLAIM DEED



20160105000003860 1/4 \$89.50  
Shelby Cnty Judge of Probate, AL  
01/05/2016 12:48:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT:

IN VALUABLE CONSIDERATION OF ONE DOLLAR (\$1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BOB FANCHER** hereinafter referred to as "Grantor", does hereby remise, release, quitclaim, grant and convey unto **JUDY GOGGINS**, as tenant, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

x See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

x Legal Description:

A parcel of land in the NW ¼ of the SW ¼ of section 2, Township 22 South, Range 4 West, Shelby County, described as follows:

Beginning at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 2, Township 22 South, Range 4 West and running West along the north line of said forty to the Eddings town public road a distance of 900 feet; thence South along the East side of said public road a distance of 105 feet; thence East a distance of 420 feet; thence South a distance of 200 feet; thence East a distance of 480 feet; thence North a distance of 305 feet to point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD to the said Grantee as tenant, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 Grantee herein shall take as tenants in common.

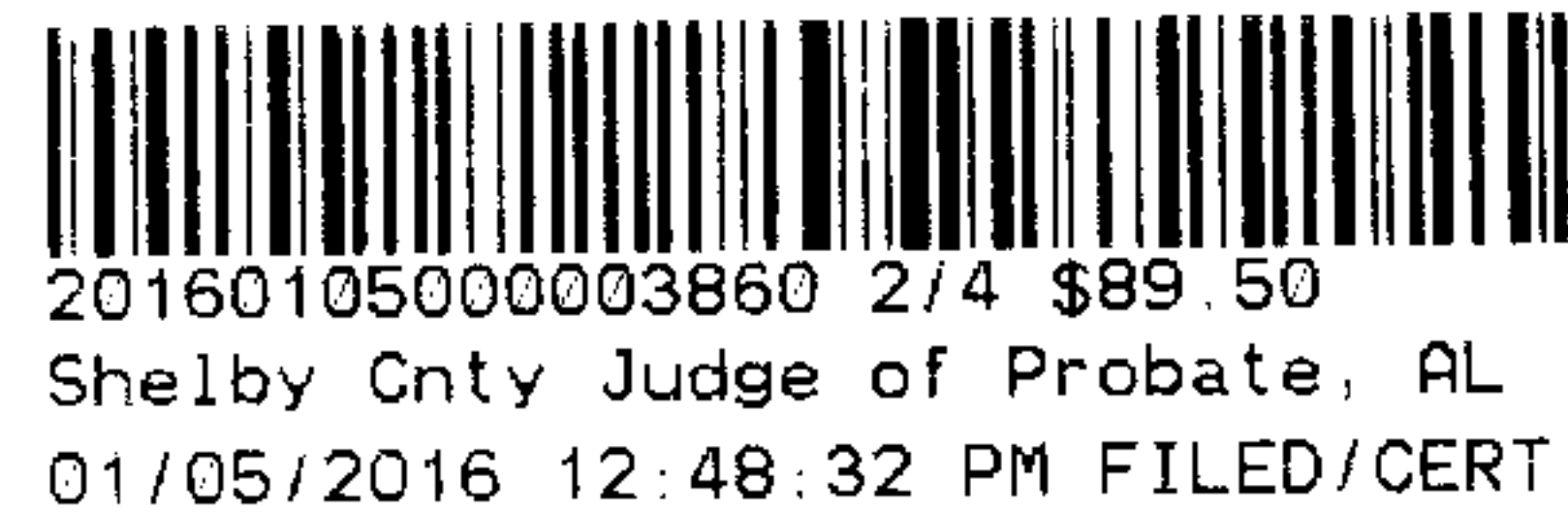
The property herein conveyed ☒ is not a part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Sections 6-10-2, -3 (1975) as amended, or is part of the homestead of Grantor and the conveyance is to Judy Goggins.

WITNESS Grantor(s) hand(s) this the 5<sup>th</sup> day of January, 2016.

Bob Fancher  
Signature of Grantor

Bob Fancher  
Type/Print Name

STATE OF ALABAMA  
SHLEBY COUNTY



I, a Notary Public, hereby certify that Tansy D Russell whose name is signed to the foregoing instrument or 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 the same voluntarily on the day the same bears date.

Given under my hand this the 5<sup>th</sup> day of January, 2016.

Tansy D Russell  
Notary Public

Printed Name: Tansy D Russell

My commission expires:

12-23-19

**Grantor(s) Name, Address, phone:**  
Bob Fancher  
211 Hwy 54  
Montevallo  
Alabama  
35115

**Grantee(s) Name, Address, phone:**  
Judy Goggins  
6595 Hwy 10  
Montevallo  
Alabama  
35115

**SEND TAX STATEMENTS TO GRANTEE**

## EXHIBIT A

Grantor:

Bob Fancher

Grantee:

Judy Goggins

Legal Description:



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. A parcel of land in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of section 2, Township 22 South, Range 4 West, Shelby County, described as follows:

Beginning at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 2, Township 22 South, Range 4 West and running West along the north line of said forty to the Eddings town public road a distance of 900 feet; thence South along the East side of said public road a distance of 105 feet; thence East a distance of 420 feet; thence South a distance of 200 feet; thence East a distance of 480 feet; thence North a distance of 305 feet to point of beginning, being situated in Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name Bobby Fancher  
Mailing Address 215 HWY 54  
Montevallo, AL 35115

Grantee's Name Judy C Goggins  
Mailing Address 6595 HWY 10  
Montevallo, AL 35115


Property Address 215 HWY 54  
Montevallo, AL 35115

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 66,100.00

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

  
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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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 \_\_\_\_\_

Print JUDY GOGGINS

☒ Unattested Karen Melsen  
(verified by)

Sign Judy Goggins  
(Grantor/Grantee/Owner/Agent) circle one