

20181210000429160
12/10/2018 08:27:29 AM
DEEDS 1/3

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

Send Tax Notice to: Lucas Scoggin
2120 Southwinds Circle, Hoover AL 35244

Know all men by these presents:

That in consideration of Eight Hundred Seventy Five Thousand and No/100 Dollars (\$875,000.00) and to clear title to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, David A Godsey and Nancy S Godsey as Trustees of the Godsey Family revocable Trust, dated 2-11-09 herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Lucas Scoggin and Claudia Marcela Scoggin (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 79, according to the Survey of Southlake First Addition, as recorded in Map Book 14, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$700,000.00 and \$87,400.00 of the Purchase price was obtained by a Purchase Money mortgage filed simultaneously

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs 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 grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 noted 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 Grantees, 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 23rd day of November 2018

David A Godsey and Nancy S Godsey as Trustees of the Godsey Family revocable Trust, dated 2-11-09


BY: David A Godsey
As: Trustee

State of Alabama
County of Jefferson


By: Nancy S Godsey
Its: Trustee

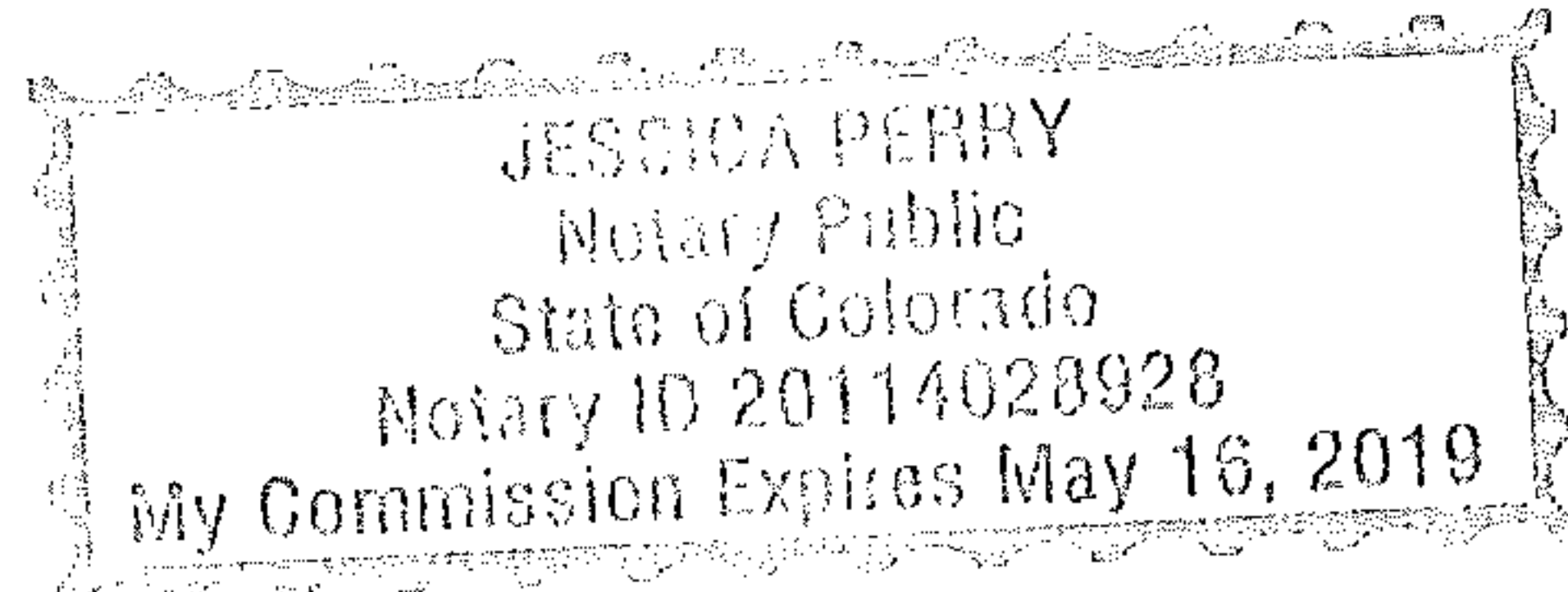
I, The Undersigned, a notary public, hereby certify that David A Godsey whose name(s) as Trustee(s) of the David A Godsey and Nancy S Godsey as Trustees of the Godsey Family revocable Trust, dated 2-11-09 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that David A Godsey in his/her capacity as Trustee, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this the 23rd day November, 2018


Notary Public

My Commission Expires: May 16, 2019

State of Colorado
County of Douglas



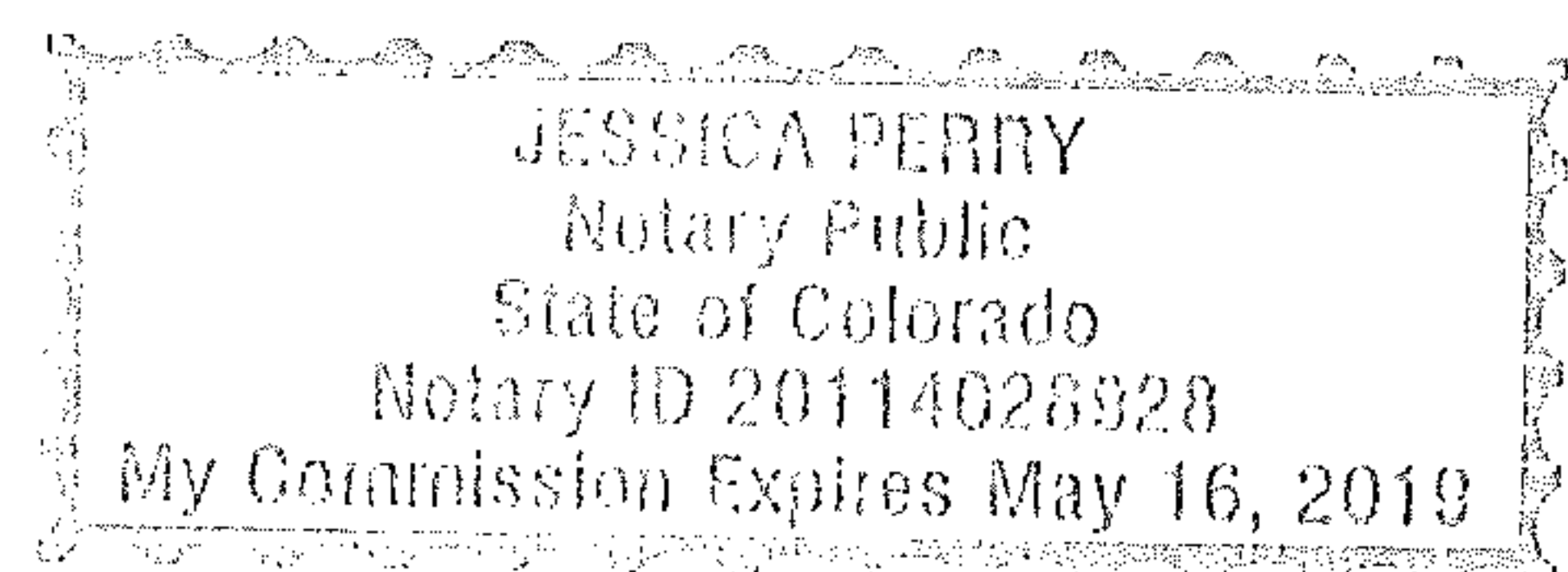
I, The Undersigned, a notary public, hereby certify that Nancy S Godsey whose name(s) as Trustee(s) of the David A Godsey and Nancy S Godsey as Trustees of the Godsey Family revocable Trust, dated 2-11-09 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that Nancy S Godsey in his/her capacity as Trustee, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this the 23rd day November, 2018


Notary Public

My Commission Expires: May 16, 2019

Prepared by: Jeremy L Parker
Parker Law Firm, LLC
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	David A Godsey and Nancy S Godsey as Trustees of the Godsey Family Revocable Trust Dated 2-1-09	Grantee's Name	Lucas Scoggin
Mailing Address	2120 Southwinds Circle Hoover AL 35244		2120 Southwinds Circle Hoover AL 35244
Property Address	2120 Southwinds Circle Hoover AL 35244	Date of Sale	November 30 , 2018
		Total Purchase Price	\$875,000.00
		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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 - 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: November 30 2018

Unattested

(verified by)

Print:

Sign:

Grantor/Grantee/Owner/Agent (circle one)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/10/2018 08:27:29 AM
 \$110.00 CHARITY
 20181210000429160

Allen S. Bayl