

This Instrument was Prepared by:

Send Tax Notice To: Benjamin G Goss

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-19-25648

15855 Hwy. 42  
Shelby, AL 35143

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Five Thousand Dollars and No Cents (\$195,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Benjamin G. Goss and wife Angela M. Goss**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Benjamin G Goss and Angela M. Goss**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

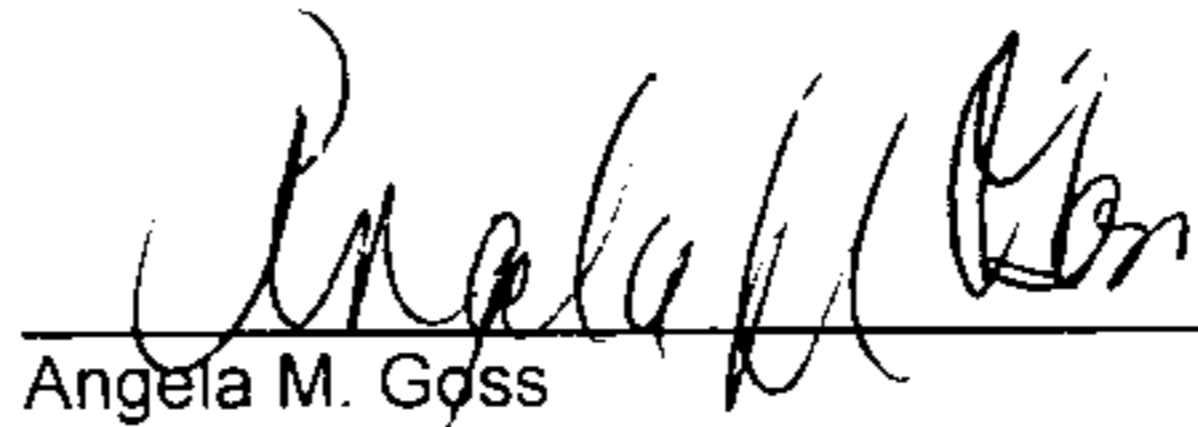
**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of August, 2019.

  
Benjamin G. Goss

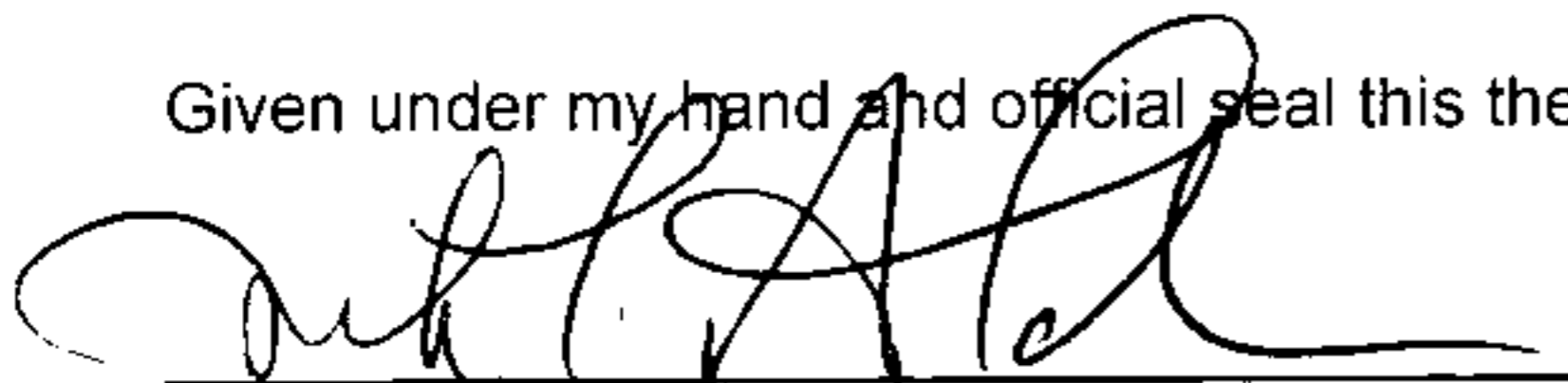
  
Angela M. Goss

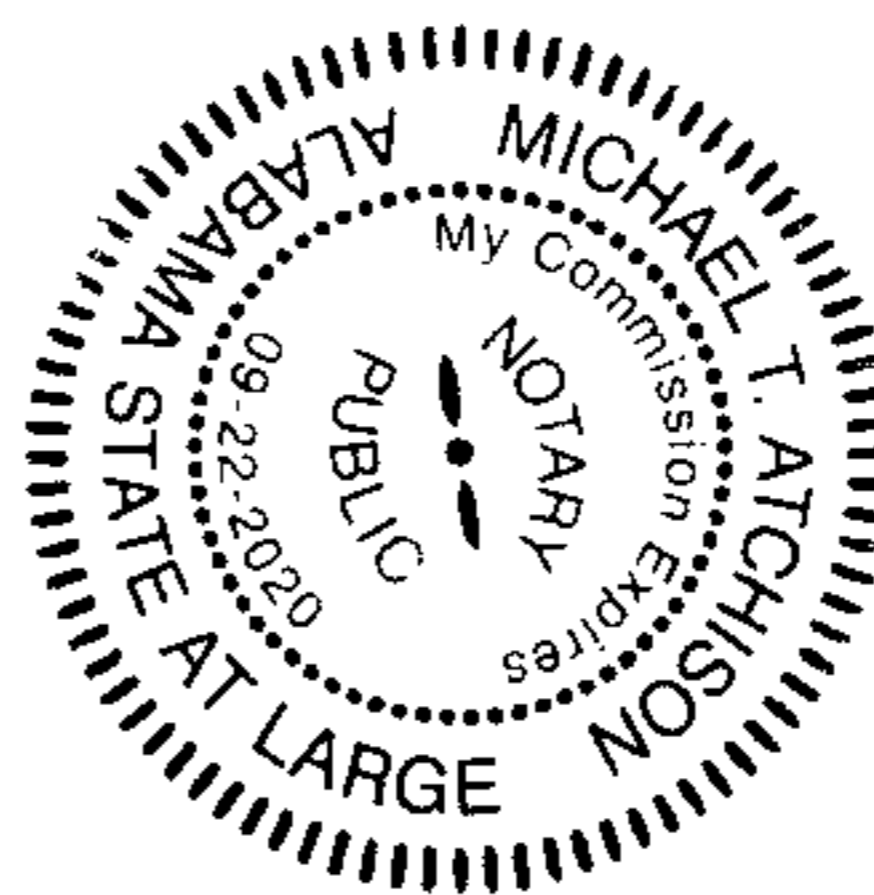
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Benjamin G. Goss and Angela M. Goss, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of August, 2019.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



  
20190829000317040 1/3 \$216.00  
Shelby Cnty Judge of Probate: AL  
08/29/2019 09:09:10 AM FILED/CERT

Shelby County: AL 08/29/2019  
State of Alabama  
Deed Tax: \$195.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin at the Northeast corner of fraction "C" of fractional Section 23, Township 22 South, Range 1 East, Huntsville Principal Meridian, thence run South along the East line of said Fraction, a distance of 229.70 feet to the Northeast right of way line of Shelby County Highway #42; thence turn an angle of 139 degrees 16 minutes 37 seconds to the right and run along said R/W line, a distance of 297.70 feet to the North line of said Section 23; thence continue in the same direction, along the Northeast R/W line of said Highway, a distance of 552.84 feet; thence turn an angle of 117 degrees 38 minutes 08 seconds to the right, and run a distance of 480.23 feet; thence turn an angle of 21 degrees 00 minutes 29 seconds to the right, and run a distance of 80.34 feet, to the East line of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 1 East; thence turn an angle of 81 degrees 13 minutes 37 seconds to the right and run South along the East line of said SE 1/4 of the SW 1/4, a distance of 327.71 feet; thence turn an angle of 90 degrees 19 minutes 13 seconds to the left and run a distance of 50.00 feet; thence turn an angle of 90 degrees 19 minutes 13 seconds to the right and run a distance of 185.00 feet to the South line of said Section 14; thence turn an angle of 89 degrees 40 minutes 47 seconds to the right and run West along the South line of said Section 14, a distance of 50.00 feet, to the point of beginning. Situated in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 14, and Fraction "C" of Fractional Section 23, Township 22 South, Range 1 East, Huntsville, Meridian, Shelby County, Alabama.



20190829000317040 2/3 \$216.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Benjamin G Goss  
Mailing Address 15855 Hwy 42  
Shelby AL 35143

Grantee's Name Benjamin G Goss  
Mailing Address 15855 Hwy 42  
Shelby AL 35143

Property Address 15855 Hwy 42  
Shelby AL

Date of Sale 8-15-19  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$



20190829000317040 3/3 \$216.00  
Shelby Cnty Judge of Probate, AL  
08/29/2019 09:09:10 AM FILED/CERT

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 tax 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).

Date \_\_\_\_\_

Print Benjamin G Goss

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1