

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Sandy F. Johnson

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, Alabama 35124

Send Tax Notice to:

(Name) Marshall Joe Goggins

(Address) 40 Goggins Dr
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Nancy Goggins Scott, a married woman; Marshall Joe Goggins, an unmarried man; Kathy Goggins Morris, a married woman; and Timothy Edgar Goggins, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Marshall Joe Goggins

(herein referred to as GRANTEES), 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 portion of said property conveyed to Marshall Joe Goggins and Donna L. Goggins on March 20, 2003, as recorded at Instrument Number 20030401000192200, Office of the Probate Judge, Shelby County, Alabama.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY GRANTOR, NOR THAT OF HIS/HER RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or theirs heirs and assigns forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

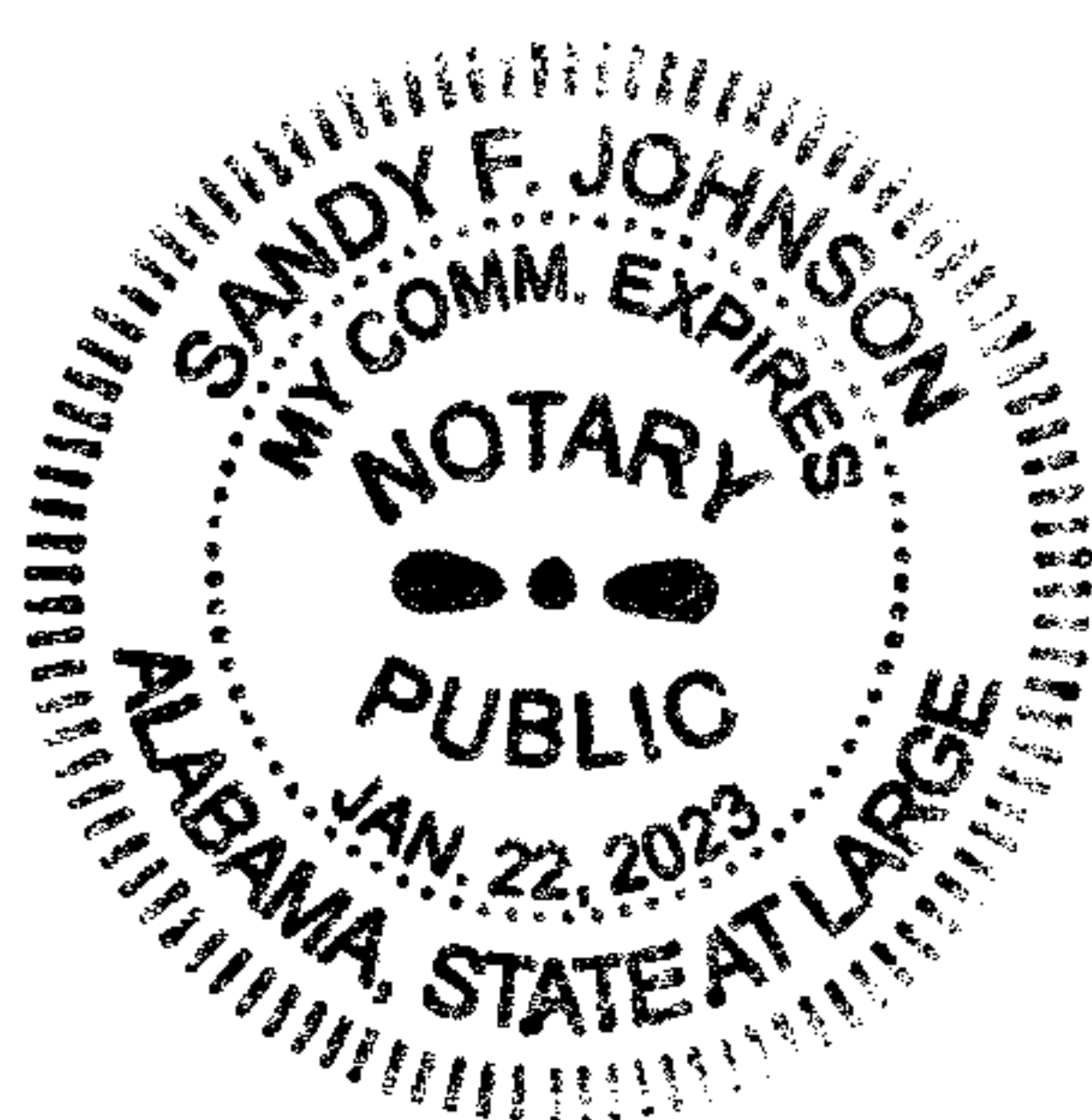
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 13th day of September, 2019.

Nancy S. Scott
Nancy Goggins Scott

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 affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2019.



Sandy F. Johnson
Notary Public
My commission expires: 1/22/23

STATE OF Alabama)
COUNTY OF Shelby)

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 affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2019.



Cassy L. Dailey
Notary Public
My commission expires: 5-17-22

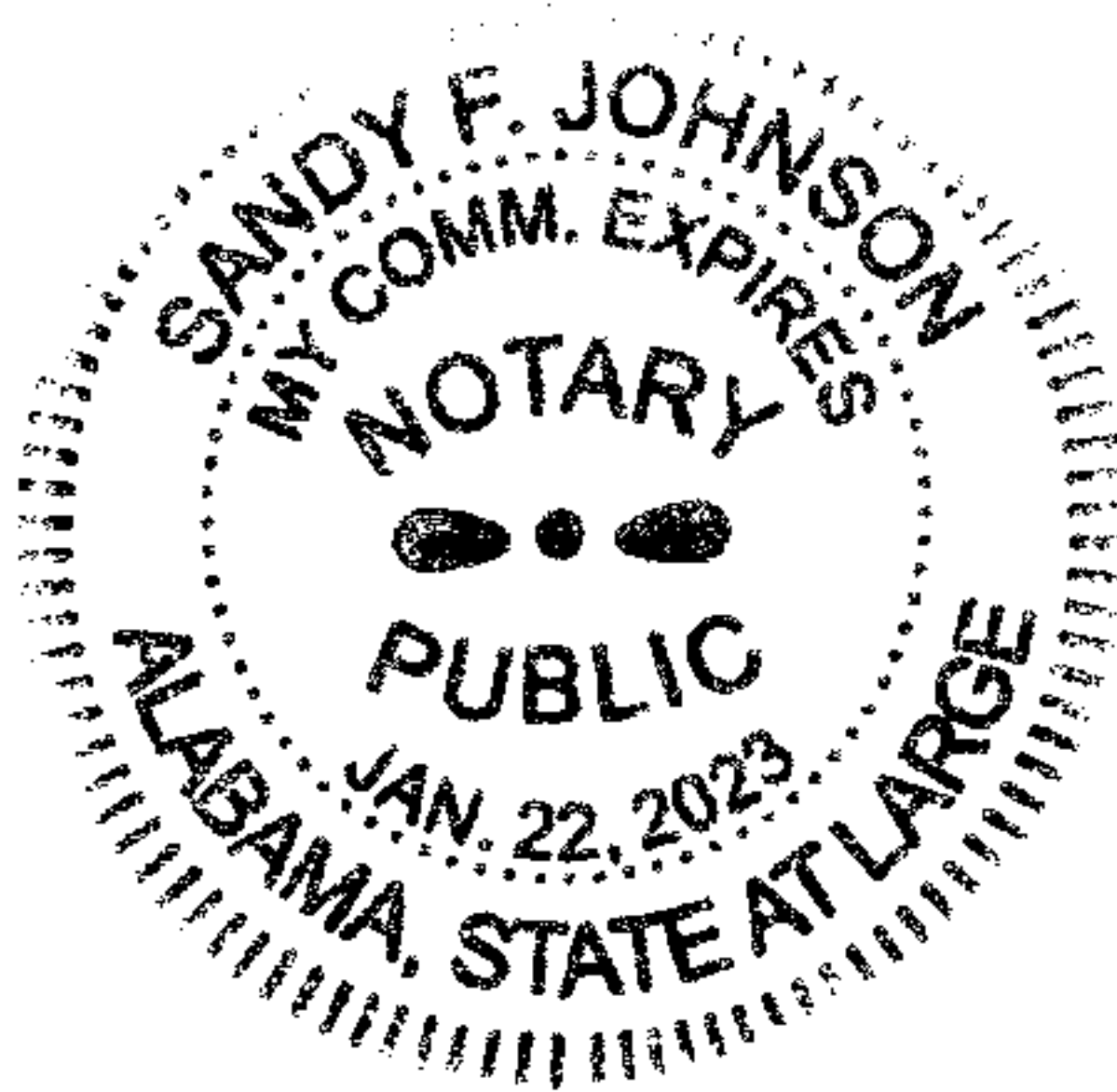
Marshall Joe Goggins
Marshall Joe Goggins

Kathy Goggins Morris
Kathy Goggins Morris

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 affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 2019.



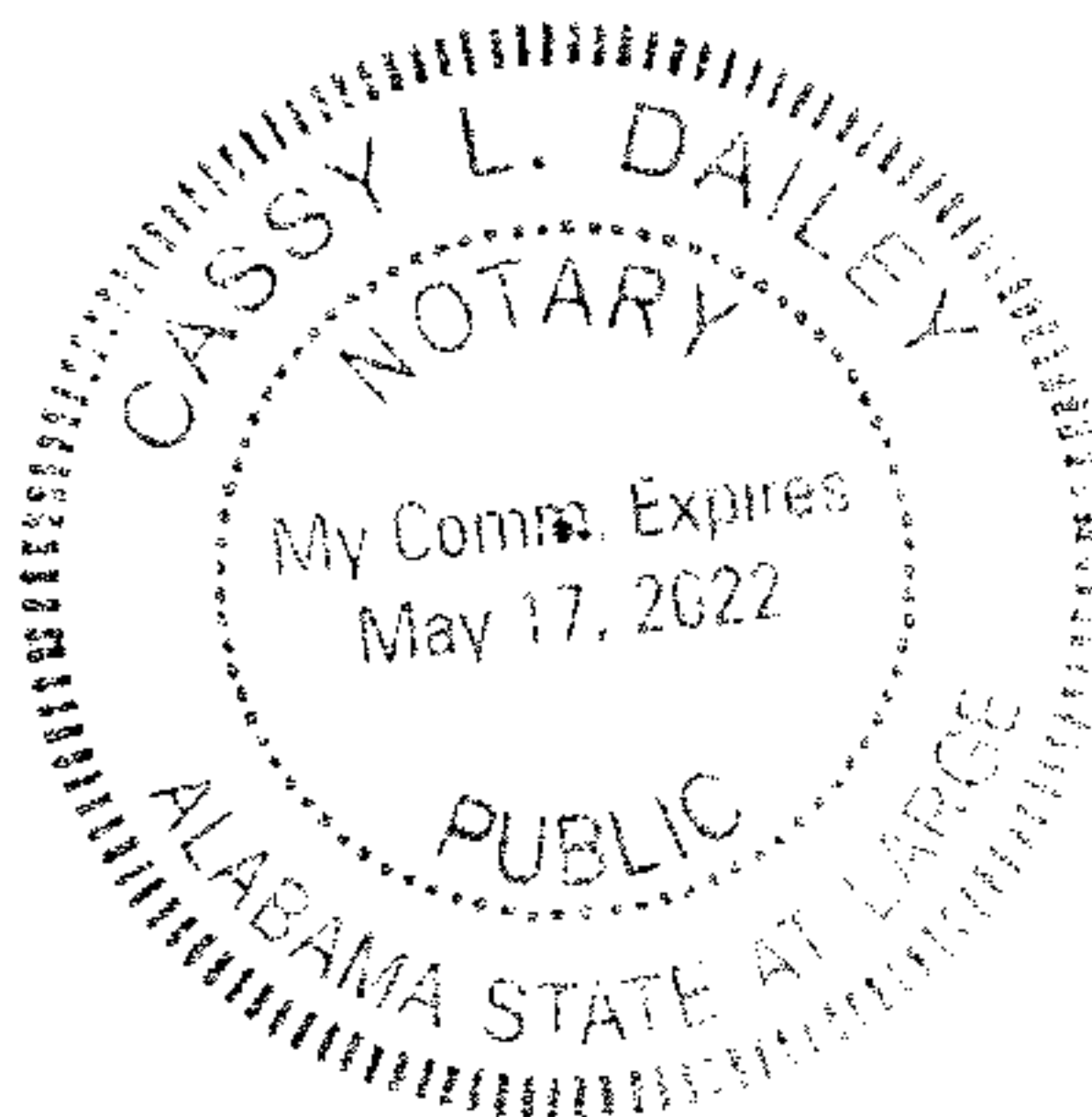
Sandy F. Johnson
Notary Public
My commission expires: 1/22/23

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 **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 affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2019.



Cassy L. Dailey
Notary Public
My commission expires: 5-17-22

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

Grantor's Name Nancy Scott Goggins, etc.
 Mailing Address 425 Scott Road
Montevallo, AL 35115

Grantee's Name Marshall Joe Goggins
 Mailing Address 40 Goggins Drive
Montevallo, AL 35115

Property Address 40 Goggins Drive
Montevallo, AL 35115

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ 40,000.00
 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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Actual 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 9/13/19

Print Sandy F Johnson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 (verified by)

Shelby County, AL
 09/17/2019 02:27:40 PM
 \$71.00 CATHY
 20190917000341410

[Signature]
 Allen S. Bayl

Form RT-1

