

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Connor L. Goggins
Autumn D. Goggins
6188 Highway 25
Montevallo, AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Six Thousand Dollars and No Cents (\$106,000.00)** 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

 Taylor Lawrence, an unmarried man, whose mailing address is:

507 W Tortolita Mtn Cir, Oro Valley, AZ 85755

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Connor L. Goggins and Autumn D. Goggins, whose mailing address is:

6188 Highway 25, Montevallo, AL 35115

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 6188 Highway 25, Montevallo, AL 35115 to-wit:

A tract of land lying and being in Shelby County, Alabama, more particularly described as follows:

A part of the S 1/2 of Fraction B, of Fractional Section 1, Township 24 North, Range 12 East, described as follows: Commence at the NE corner of Section 6, Township 24 North, Range 13 East; thence South 86 degrees 52'30" West along Freeman's Base Line a distance of 2332.68 feet to a point; thence South 6 degrees East a distance of 429.82 feet to the NE corner of the Westinghouse Corporation property; thence South 84 degrees 00' West along the North boundary of the Westinghouse property 1500.0 feet to the NW corner of said property; thence South 6 degrees 00' East along the West boundary of said property a distance of 1500.0 feet to the point of intersection with the North right of way line a distance of 1431.02 feet to a point; thence South 22 degrees 48' West a distance of 57.06 feet to the point of intersection with the South right of way line of State Highway 25; thence South 34 degrees 00' West along said right of way line a distance of 815.39 feet to the point of beginning of the parcel of land herein conveyed; thence continue South 84 degrees 00' West along said right of way line a distance of 481.03 feet to a point; thence South 72 degrees 10' East along old Highway a distance of 413.50 feet to a point; thence North 25 degrees 36' East a distance of 196.17 feet to the point of beginning (being the intersection of the said South right of way line of State Highway 25.)

Subject to: All easements, restrictions and rights of way of record.

\$107,070.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 30th day of September, 2019.

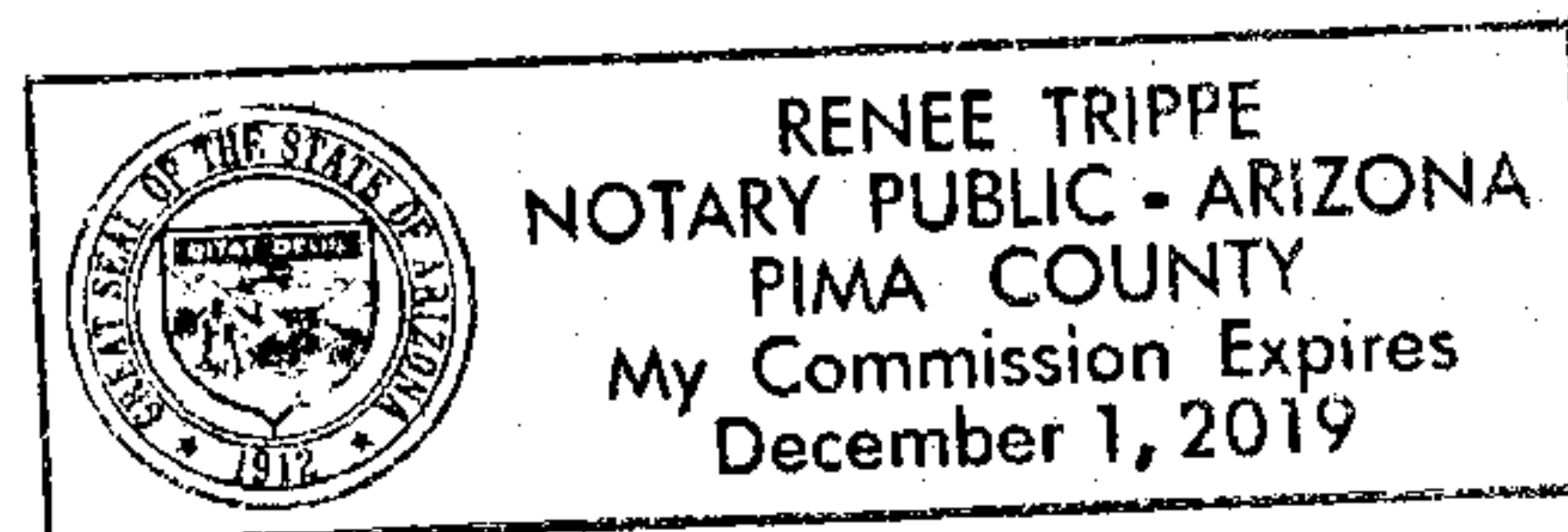
T. W. Lawrence
Taylor Lawrence

State of Arizona
County of Pima

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Taylor Lawrence, 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 30th day of September, 2019.

Renee Trippe
Notary Public, State of AZ
Renee Trippe
Printed Name of Notary
My Commission Expires: 12/01/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2019 10:04:51 AM
\$26.00 CHARITY
20191003000363170

Allie S. Bayl