

This Instrument was Prepared by:

Send Tax Notice To: Dakota Alexander Britt
Melany Blair Britt

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

4530 Highway 49
Columbiana, AL 35051

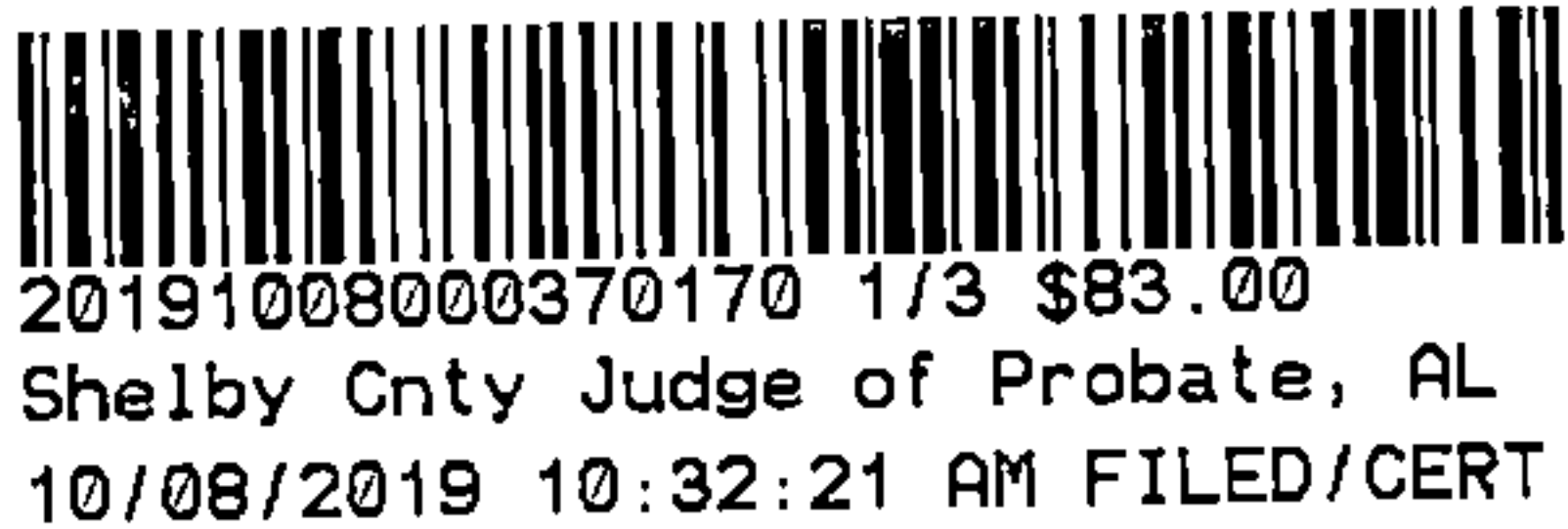
File No.: S-19-25798

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 **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, 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, **Ben Goss and Angela Goss, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dakota Alexander Britt and Melany Blair Britt**, (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 all 2019 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$44,000.00 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 7th day of October, 2019.

Ben Goss

Angela 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 Ben Goss and Angela 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 7th day of October, 2019.

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

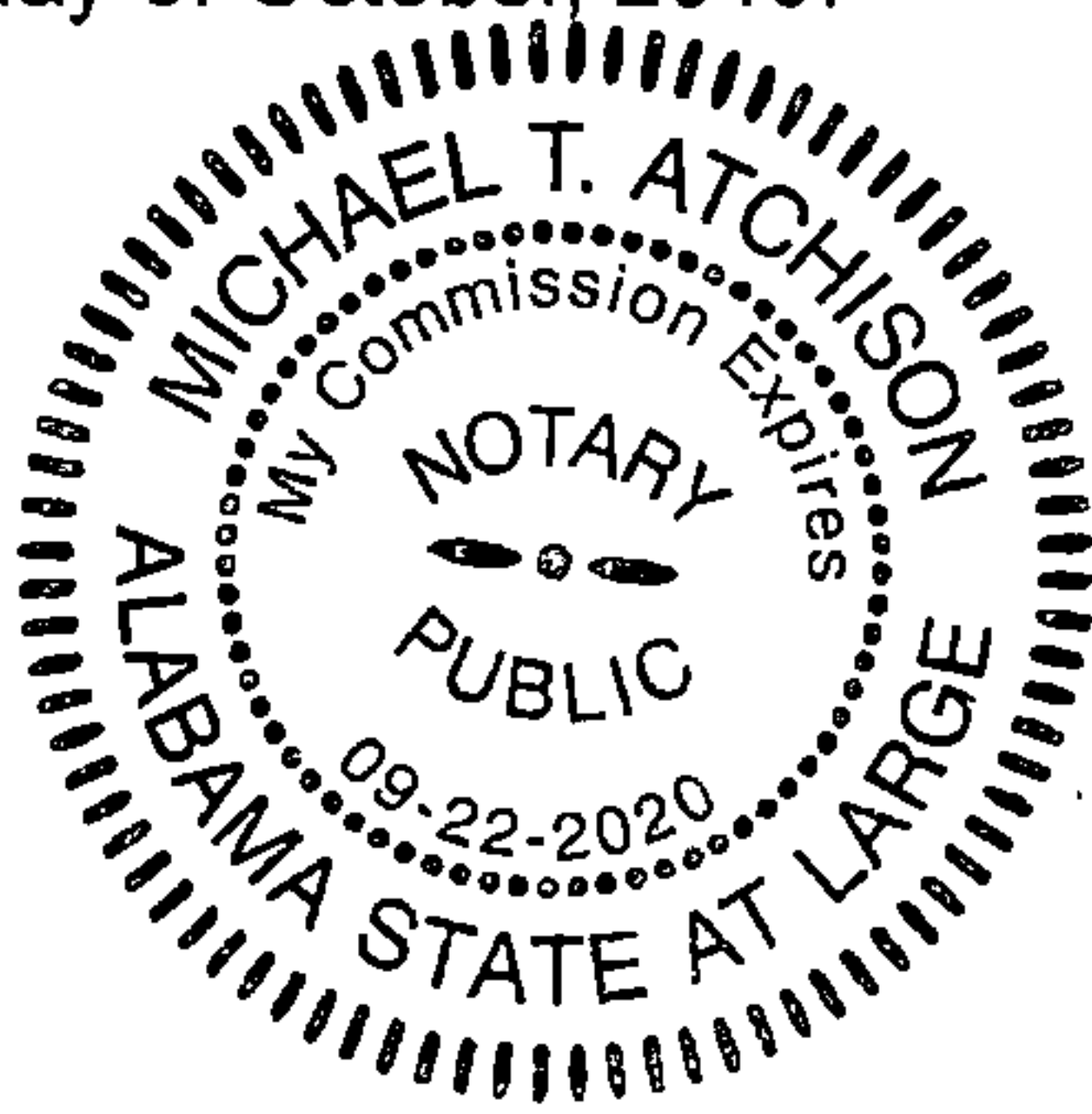


EXHIBIT "A"
LEGAL DESCRIPTION

From the Southeast corner of the NW 1/4 of the SW 1/4 of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, proceed North along the East boundary of said NW 1/4, SW 1/4 a distance of 200.57 feet to the point of beginning of herein described Tract #3; thence continue North along said course a distance of 1123.52 feet to the Northeast corner of said NW 1/4 of the SW 1/4; thence turn 90 degrees 35 minutes 04 seconds left and proceed West along the North boundary of said NW 1/4 of the SW 1/4 a distance of 524 feet to the Northeast corner of property described by that certain deed on record in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 295, Page 808; thence turn 90 degrees left and proceed South along the East boundary of said property a distance of 210 feet to the Southeast corner of the same; thence turn 90 degrees right and proceed West along the South boundary of said property a distance of 210 feet to the Southwest corner of same; thence turn 90 degrees right and proceed North along the West boundary of same a distance of 210 feet to the Northwest corner of said property, said point being on the North boundary of said NW 1/4 of the SW 1/4; thence turn 90 degrees left and proceed West along the North boundary of said NW 1/4 of the SW 1/4 a distance of 595.33 feet to the Northwest corner of said NW 1/4 of the SW 1/4 of Section 35; thence turn 00 degrees 59 minutes 19 seconds right and proceed westerly along the North boundary of the NE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 1 West a distance of 271.13 feet to a point on the East right of way boundary of the Columbiana Chelsea Paved Highway; thence turn 92 degrees 00 minutes 27 seconds left and proceed along the East right of way line of said road a distance of 106.57 feet; thence continue along the East right of way boundary of said road the following courses; thence turn 05 degrees 37 minutes 10 seconds left and run 100.66 feet; thence turn 06 degrees 03 minutes 27 seconds left and run 117.84 feet; thence turn 07 degrees 37 minutes left and run 101.06 feet; thence turn 05 degrees 59 minutes 11 seconds left and run 99.0 feet; thence turn 06 degrees 29 minutes 50 seconds left and run 97.6 feet to a point on the East right of way line of said road and being in the center of a gravel driveway; thence turn 110 degrees 37 minutes left and proceed along the center of said road a distance of 121.47 feet; thence continue along the center of said gravel driveway the following courses; turn 16 degrees 27 minutes 48 seconds right and run 66.0 feet; thence turn 17 degrees 21 minutes 18 seconds right and run 302.59 feet; thence turn 83 degrees 03 minutes 16 seconds left and run 139.83 feet to a point in the center of said driveway; thence turn 115 degrees 44 minutes 23 seconds right and leaving said driveway proceed southeasterly a distance of 648.15 feet; thence turn 81 degrees 45 minutes 54 seconds right and proceed South a distance of 304.66 feet; thence turn 00 degrees 18 minutes 06 seconds right and continue in a southerly direction a distance of 486.95 feet; thence turn 97 degrees 30 minutes 05 seconds left and proceed easterly a distance of 476.6 feet to the point of beginning. The above described property is located in the NW 1/4 of the SW 1/4 of Section 35 and the NE 1/4 of the SE 1/4 of Section 34, all in Township 20 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of the land as set out in the deed recorded in Inst. NO. 1993-29146 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT property described in Inst. No. 2010031600007739, Probate Office, Shelby County, Alabama.



20191008000370170 2/3 \$83.00
Shelby Cnty Judge of Probate, AL
10/08/2019 10:32:21 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ben Goss
Angela Goss

Mailing Address _____

Property Address 96 Foster Rd.
Columbiana, AL 35051

Shelby County, AL 10/08/2019
State of Alabama
Deed Tax: \$55.00

Grantee's Name Dakota Alexander Britt
Melany Blair Britt

Mailing Address 4530 1st Hwy 49
Columbiana, AL 35051

Date of Sale October 07, 2019
Total Purchase Price \$55,000.00

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 of 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).

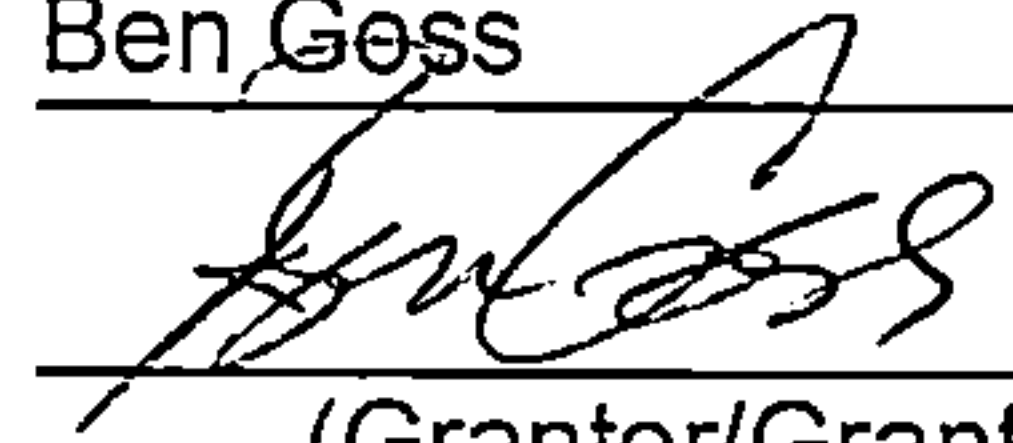
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 04, 2019

Print Ben Goss

Unattested

(verified by)

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



20191008000370170 3/3 \$83.00
Shelby Cnty Judge of Probate, AL
10/08/2019 10:32:21 AM FILED/CERT

Form RT-1