

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

20200520000200850  
05/20/2020 10:57:17 AM  
DEEDS 1/2

Send Tax Notice To:  
Dana L. Taff  
488 Highway 22  
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

VALUE: \$40,000.00

KNOW ALL MEN BY THESE PRESENTS:  
That in consideration of **One Dollar (\$1.00) and other Good and Valuable Consideration** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Marshall Joe Goggins, an unmarried man, whose mailing address is:**

40 Goggins Dr, Montevallo, AL 35115

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

**Dana L. Taff, whose mailing address is:**

488 Highway 22, Montevallo AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 40 Goggins Drive, Montevallo, AL 35115** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

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

TO HAVE AND TO HOLD to the said grantee, his, her or their 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 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 the 1<sup>st</sup> day of May, 2020.

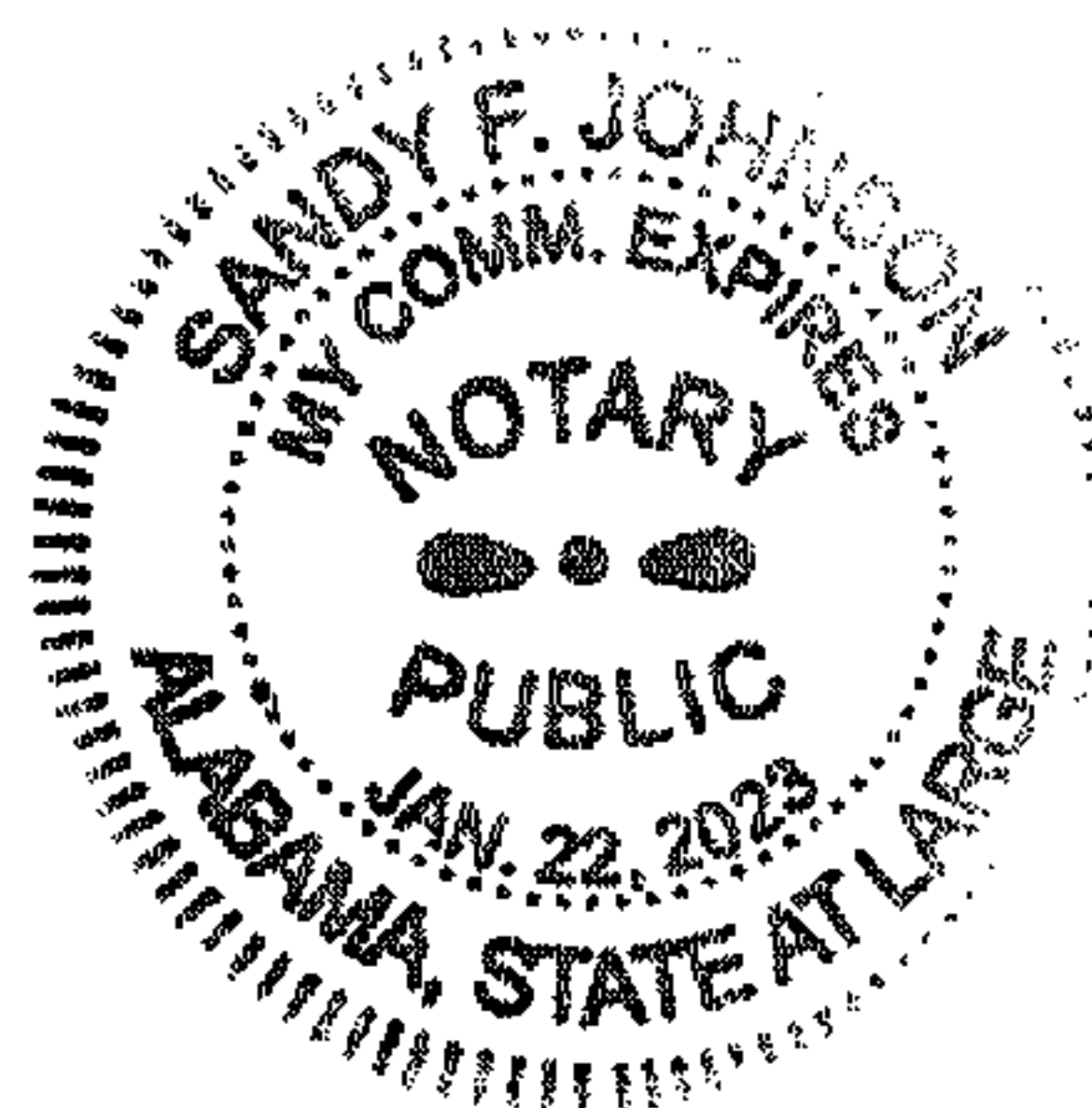
Marshall Joe Goggins  
Marshall Joe Goggins

State of Alabama  
County of Shelby

I, the undersigned, 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 conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of May, 2020.

Sandy F. Johnson  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: 1/22/2023



**EXHIBIT "A"**

**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.**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/20/2020 10:57:17 AM  
\$65.00 CHERRY  
20200520000200850

*Allen S. Bayel*