

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27375

Send Tax Notice To: Dana L. Taff
Marshall Joe Goggins
76 Goggins Dr.
Montevallo, AL 35115

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 **Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00)**, 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, **Tommy E. Payton, a single man and Catherine J. Tidwell, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dana L. Taff and Marshall Joe Goggins**, (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 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

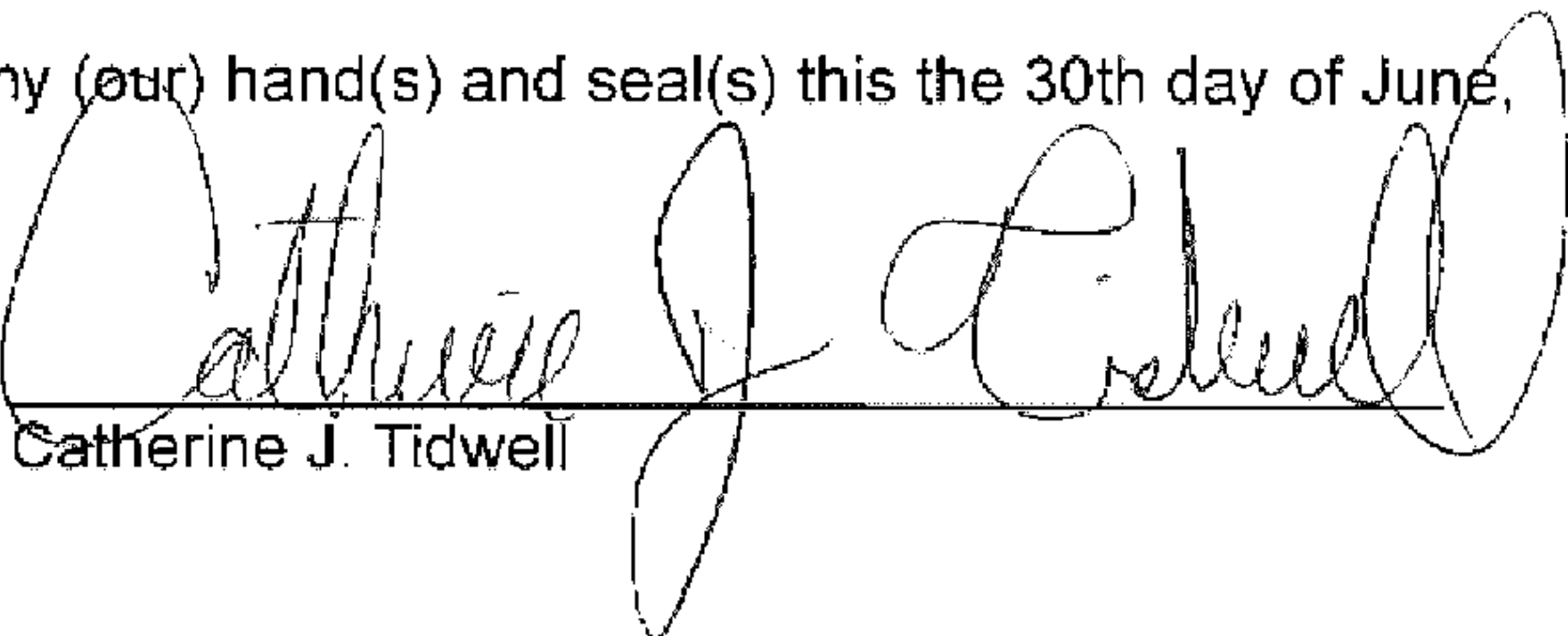
\$207,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 30th day of June, 2021.


Tommy E. Payton

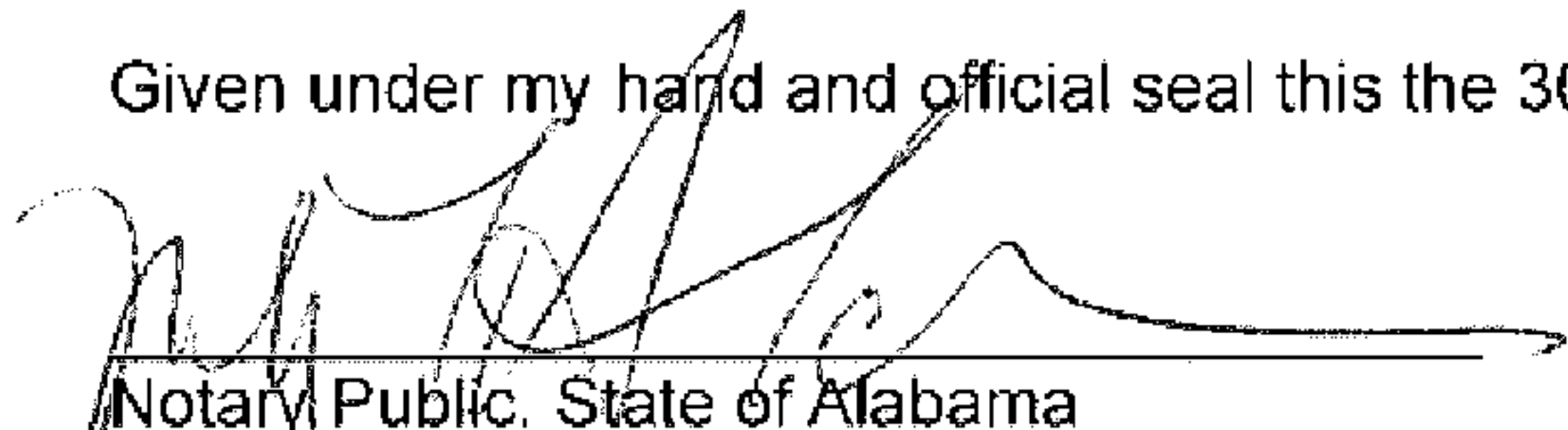

Catherine J. Tidwell

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 Tommy E. Payton and Catherine J. Tidwell, 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 June, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

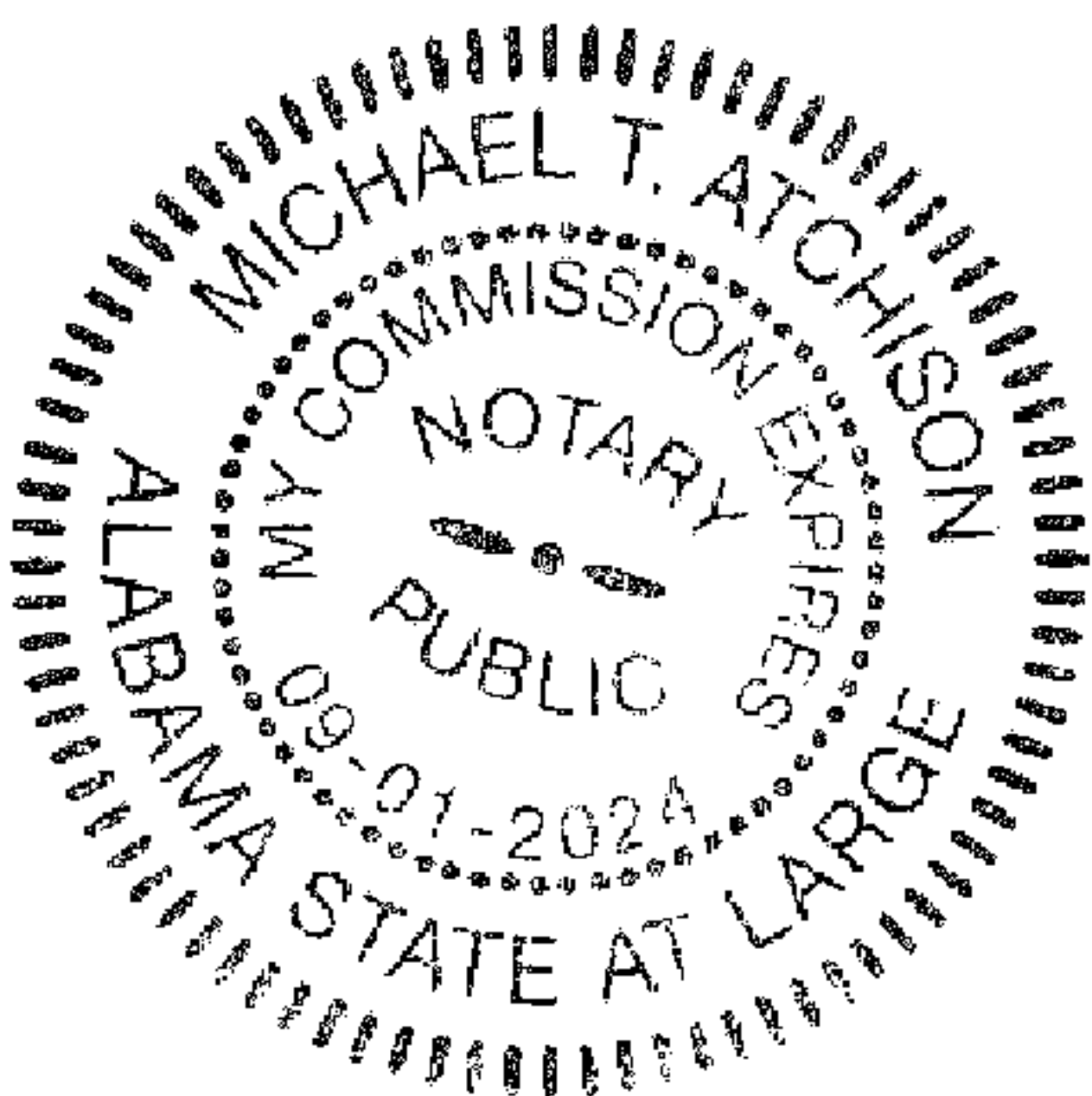


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the Southwest quarter of the Northwest Quarter of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence southerly along the East line of said quarter-quarter section a distance of 647.70 feet to a point; thence turn 91 degrees 00 minutes 09 seconds right and run westerly 319.35 feet to the Point of Beginning of the property being described; thence turn 00 degrees 01 minutes 54 seconds right and continue westerly 210.00 feet to a point; thence turn 89 degrees 36 minutes 53 seconds right and run northerly 210.00 feet to a point; thence turn 90 degrees 23 minutes 07 seconds right and run easterly 210.00 feet to a point; thence turn 89 degrees 36 minutes 48 seconds right and run southerly 210.00 feet to the point of beginning.

ALSO, a fifteen foot wide (15.0 feet) access easement for ingress and egress to the above property and described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 22 South, Range 4 West, Shelby County, Alabama, and run thence southerly along the East line of said quarter-quarter section a distance of 647.70 feet to a point; thence turn 91 degrees 00 minutes 09 seconds right and run westerly 319.35 feet to the Point of Beginning of the property being described; thence turn 00 degrees 01 minutes 54 seconds right and continue westerly 210.00 feet to a point; thence turn 89 degrees 36 minutes 53 seconds right and run northerly 210.00 feet to a point; thence turn 90 degrees 23 minutes 07 seconds right and run easterly 210.00 feet to the Point of Beginning of the proposed easement being described; thence turn 90 degrees 23 minutes 12 seconds left and run northerly 197.00 feet to a point on the South margin of Shelby County Highway No. 22; thence turn 90 degrees 00 minutes 00 seconds left and run westerly 15.0 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run southerly 197.01 feet to a point on the North line of subject property; thence run 89 degrees 36 minutes 48 seconds left and run easterly 15.0 feet to the Point of Beginning and the end of easement description. This is an existing 10.00 foot wide gravel driveway centered within this proposed easement. According to the survey of Joseph E. Conn, Jr., Alabama PLS #9049, dated August 27, 1996.

Situated in Shelby

Real Estate Sales Validation Form

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

Grantor's Name	Tommy E. Payton Catherine J. Tidwell	Grantee's Name	Dana L. Taff Marshall Joe Goggins
Mailing Address	<u>51 Co Rd 800</u> <u>Calera AL 35040</u>	Mailing Address	<u>76 Goggins Dr.</u> <u>Montevallo, AL 35115</u>
Property Address	<u>76 Goggins Dr.</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>June 30, 2021</u>
		Total Purchase Price	<u>\$230,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>XX</u> Sales Contract	<u> </u> Other
<u> </u> 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 June 29, 2021

Print Tommy E. Payton

 Unattested

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

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 08:05:25 AM
\$51.00 CHERRY
20210701000318340

Alex S. Bayl

Form RT-1