

This instrument was prepared by:

Send tax notice to:

B. Boozer Downs, Jr.
Post Office Box 65
Woodstock, Alabama 35188
(205) 938-2024
CD21-177

Todd Goggins
and Tiffany Goggins
10185 Crowley Drive
Woodstock, AL 35188

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Joel T. Ross, a married man, Jason Ross, a married man and Jennifer Ross Vick, a single woman**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Todd Goggins and Tiffany Goggins**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A

Subject to:

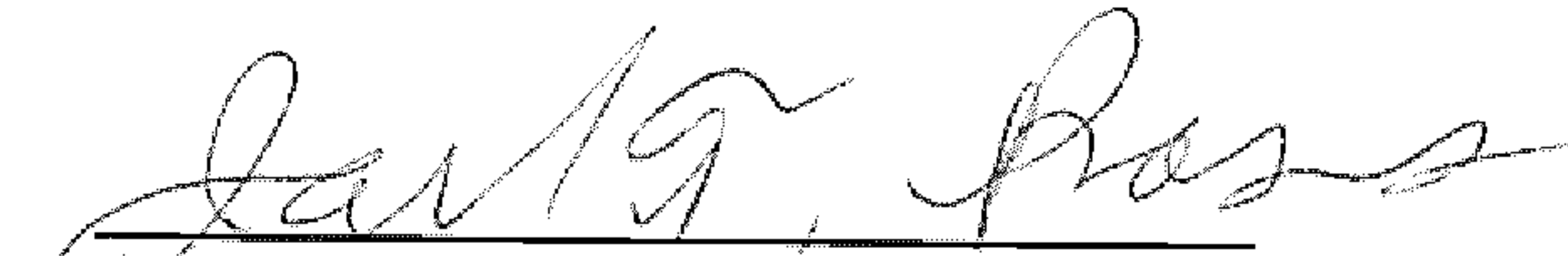
1. Ad valorem taxes for the current year, and subsequent years.
2. Restrictions, reservations, conditions, and easement of record.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

****Grantors certify this is not their homestead or the homestead of their spouses.****

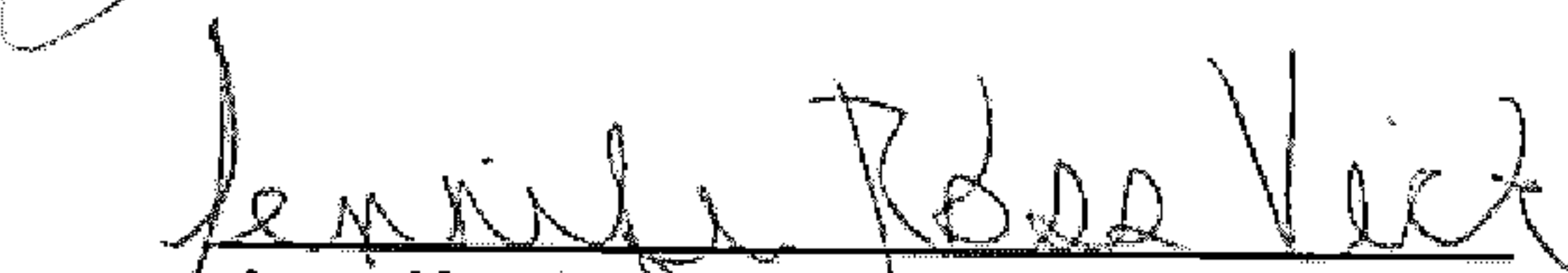
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 1st day of July, 2021.


Joel T. Ross

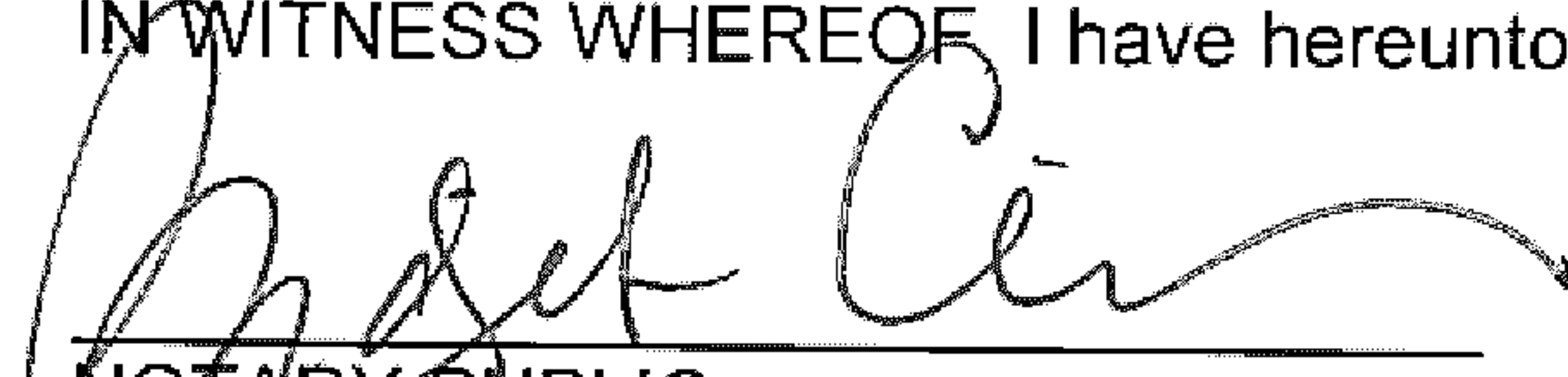

Jason Ross


Jennifer Ross Vick

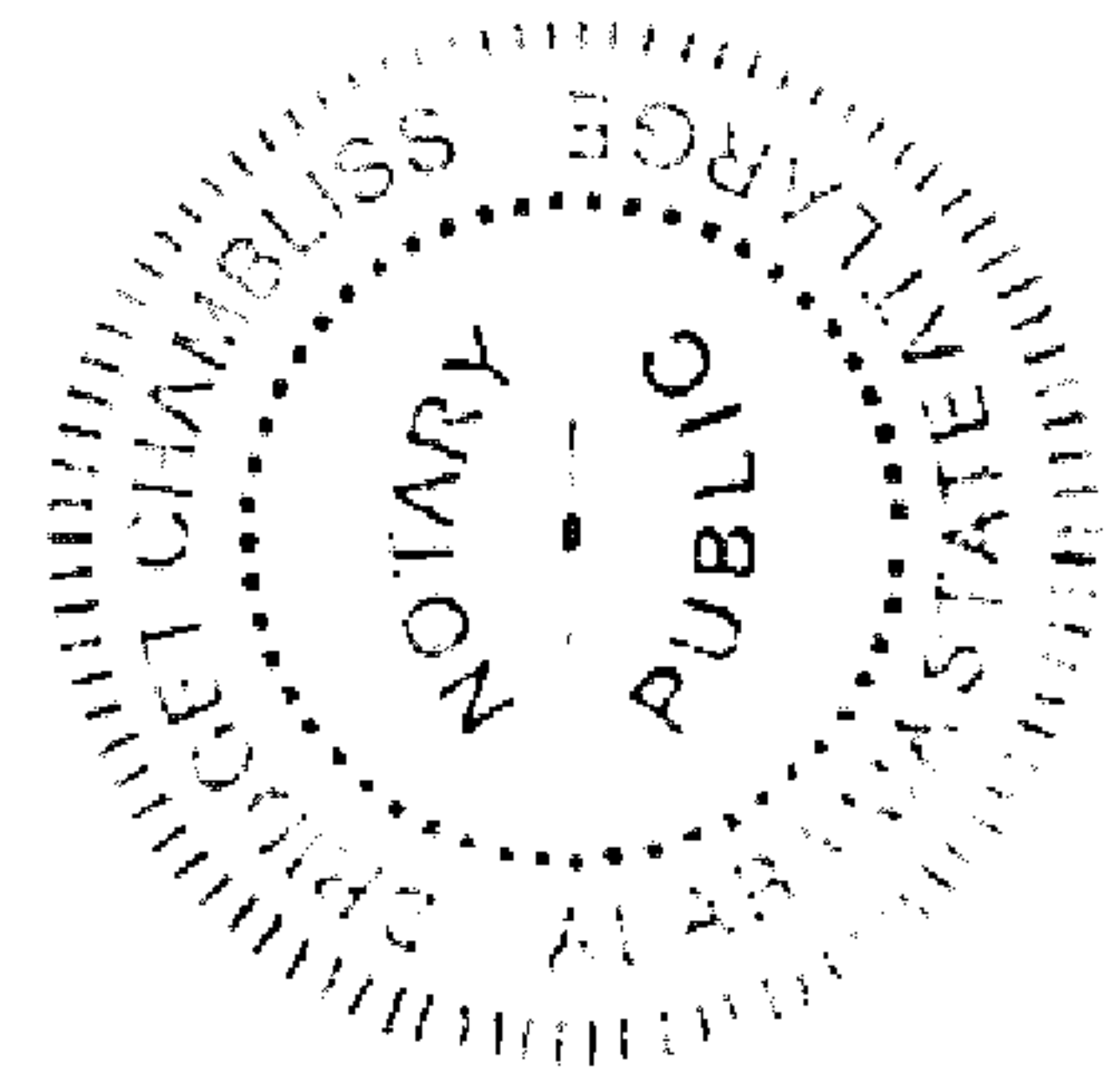
STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Joel T. Ross, Jason Ross and Jennifer Ross Vick**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names on the day the same bears date.

IN WITNESS WHEREOF I have hereunto set my hand and seal this the 1st day of July, 2021.


NOTARY PUBLIC

My Commission Expires: BRIDGET CHAMBLISS
Notary Public, Alabama State At Large
My Commission Expires 05/05/2024



Grantor's Name:	Joel T. Ross	Jason Ross	Jennifer Ross Vick
Mailing Address:	409 E. 5 th St. Anniston, AL 36207	129 Park Hill Dr Dawsonville, GA 30534	178 Tofftree Cir Sylacauga, AL 35150
Grantee's Name:	Todd Goggins & Tiffany Goggins		
Mailing Address:	10185 Crowley Drive Woodstock, AL 35188		
Property Address:	174 Ross Drive Bessemer, AL 35022		
Date of Sale:	July 1, 2021		
Contract Price:	\$30,000.00		

EXHIBIT A

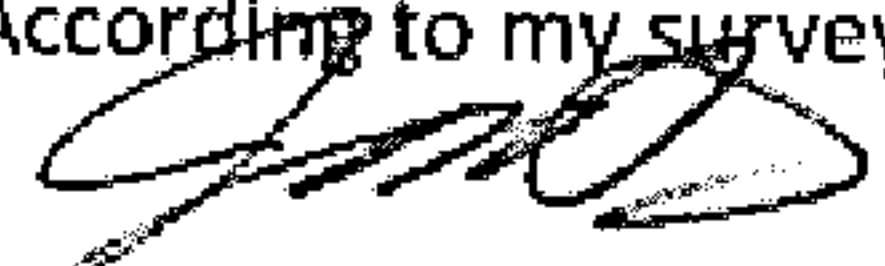
STATE OF ALABAMA
SHELBY COUNTY

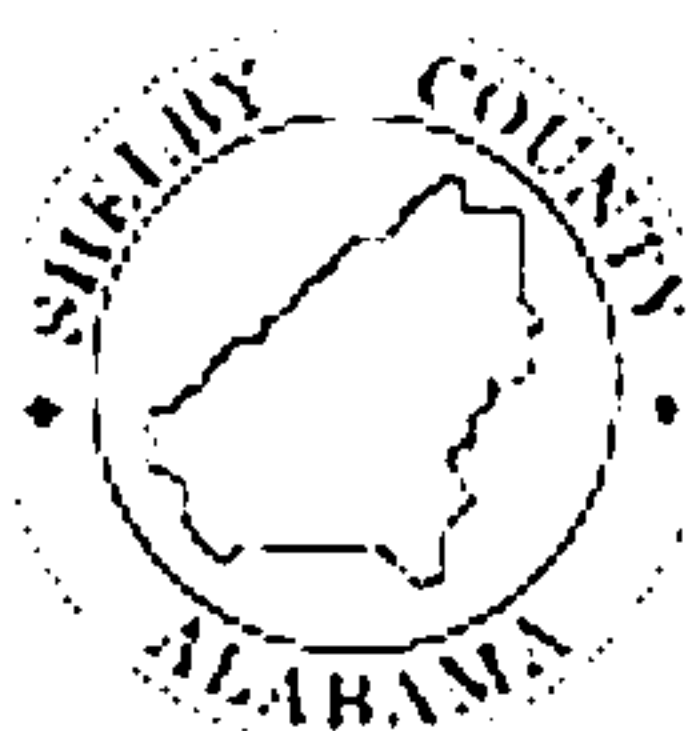
I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at a ½" capped rebar in place being the Southeast corner of the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama; thence proceed South 89° 34' 18" West along the South boundary of said quarter-quarter section for a distance of 296.30 feet (FOUND ½" rebar, said point being the point of beginning. From this beginning point continue South 87° 34' 18" West along the South boundary of said quarter-quarter section for a distance of 545.93 feet (found rebar; thence proceed North 53° 19' 15" East for a distance of 458.52 feet (FOUND 2 PIPE); thence proceed South 35° 20' 29" East for a distance of 307.18 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama and contains 1.61 acres, being the same as described in Instrument #20080425000170830 in the Office of the Judge of Probate of Shelby County, Alabama.

AND ALSO GRANTED A 30 FOOT ingress and egress easement being 15 feet in equal width on each side of the following described line: Commence at a ½" capped rebar in place being the Southeast corner of the Southeast one-fourth of the Southeast one-fourth of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama; thence proceed South 87° 34' 18" West along the South boundary of said quarter-quarter section for a distance of 296.30 feet (set ½" rebar CA-0114-LS); thence continue South 87° 34' 18" West along the South boundary of said quarter-quarter section for a distance of 545.93 feet (set ½" rebar CA-0114-LS); ; thence proceed North 53° 19' 15" East for a distance of 17.1 feet to the centerline of said 30 foot ingress and egress, said point being the point of beginning. From this beginning point proceed South 88° 48' 07" West along the centerline of said easement for a distance of 624.10 feet to the East right-of-way of Highway 52 and the termination of said easement.

According to my survey this the 28th day of June, 2021.


James M. Ray, Ala. Reg. No. 18383
Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2021 01:12:58 PM
\$59.00 CHERRY
20210706000326140

Allen S. Bayl