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Shelby Cnty Judge of Probate, AL
11/10/2021 03:05:05 PM FILED/CERT

STATE OF ALABAMA)

COUNTY PROJ. NO. SCP 59-880-17

COUNTY OF SHELBY)

TRACT 2A

DATE: April 26, 2021

**RIGHT OF WAY DEED
FOR PERMANENT EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seven Thousand Five Hundred Dollars and No Cents (\$7,500.00) cash in hand paid, the receipt of which is hereby acknowledged, as I (we), the undersigned grantor(s), **Randall H. Goggans** has this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County, a political subdivision of the State of Alabama, a permanent easement and right of way including all right, title and interest in and to all timber growing or at any time located within the right of way and easement limits, upon the land hereinafter described, together with the right to locate or relocate utilities, and to enter upon such described land and grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road or highway, together with such bridges, culverts, ramps, and cuts as may be necessary, on, over and across such right of way easement. The easement and right of way hereby granted is more particularly located and described as follows:

Tract #2A –ROW Taking

Parcel Number 09 8 34 0 004 034.000 in its entirety as designated by the Shelby County, Alabama Tax Assessor, said parcel also described as "Sign and Drainage Easement" on the plat of Twin Oaks Subdivision recorded in Shelby County Map Book 22 Page 108, said Right-of-Way Taking contains 1225 Square feet (0.028 acres) more or less.

TO HAVE AND TO HOLD, the said easement and right of way including all right, title, and interest in and to such timber aforementioned unto Shelby County, a political subdivision of the State of Alabama, and unto its successors and assigns forever.

And the said grantor(s) hereby covenant(s) with Shelby County, a political subdivision of the State of Alabama, that I (we) am (are) lawfully seized and possessed

of the afore-described tract or parcel of land; that I (we) have a good and lawful right to sell and convey it; that it is free from all encumbrances; and that I (we) will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a further consideration for the payment of the purchase price, above stated, I (we) hereby release Shelby County, a political subdivision of the State of Alabama, its employees and officials, from all claims for damage, from whatsoever cause, present or prospective, incidental or consequential, to the exercise of any of the rights herein granted.

In witness whereof I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of April, 2021.

Randall H. Gogans (LS)
(LS)

ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Scott Holladay, a Notary Public, in and for said County in said State, hereby certify that Randall H. Gogans, whose name (s) 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of April, 2021.

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Scott Holladay
NOTARY PUBLIC
EXPIRES 9-17-24

Real Estate Sales Validation Form

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

Grantor's Name Randall H. Goggin
Mailing Address 2909 CR 1005
Tombison, AL 35085

Grantee's Name Shelby County Commission
Mailing Address 506 Highway 70
Columbiana, AL 35051

Property Address Parcel
09 8 34 0 004 034.000

Date of Sale 4-26-21

Total Purchase Price \$ 7,500

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Deed - R.O. Agreement

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 or 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 11-5-21

Print Scott Holladay - Shelby County

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1