

20220512000194070
05/12/2022 08:30:22 AM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
Morgan Means
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
**Jonathon Todd Goggins and
Tiffany Lynn Goggins
150 Ridgway Lane
Helena, AL 35080**

STATE OF ALABAMA

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FOUR HUNDRED THIRTY THOUSAND EIGHT HUNDRED NINETY NINE AND 00/100 (\$430,899.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Burt Holdings, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Jonathon Todd Goggins and Tiffany Lynn Goggins, husband and wife** (hereinafter referred to as GRANTEEES), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at a 3" cap pipe, being the SE corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama; thence run N00°06'39"W, along the East line of said 1/4-1/4 for 646.98 feet to a 5/8" rebar; thence run S89°44'24"W, for 183.91 feet to a cap rebar; thence run N89°47'43"W, for 186.60 feet to a cap rebar; thence run N89°48'11"W, for 237.14 feet to a "X" on concrete; said point being situated on a curve to the right, having a central angle of 17°01'40" and a radius of 149.83 feet; thence run along the arc of said curve for 44.53 feet to the end of aid curve and the point of beginning of a curve to the right, having a central angle of 44°22'48" and a radius of 50.00 feet; thence run along the arc of said curve for 38.73 feet to a 5/8" rebar; thence run S00°27'29"E, for 599.86 feet to a 5/8" rebar on the South line of said 1/4-1/4; thence run N89°41'13"E along said South line for 665.49 feet to the Point of Beginning. TOGETHER WITH EASEMENTS OF RECORD.

LESS AND EXCEPT THAT PART AS DESCRIBED IN THE DEED RECORDED IN INSTRUMENT #20041029000599240.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **150 Ridgeway Lane, Helena, AL 35080**

\$329,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, as joint tenants,

with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, executors and administrators, covenants with Grantees, and with Grantees' heirs and assigns, that Grantor is 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 herein above 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 Grantor will, and Grantor's 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 GRANTOR have hereunto set its hands and seals this **May 10, 2022**.

Burt Holdings, LLC, an Alabama Limited Liability Company

By: V Kyle Burt
V Kyle Burt, Member

By: J Kendall Burt
J Kendall Burt, Member

By: Keefe L Burt
Keefe L Burt, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

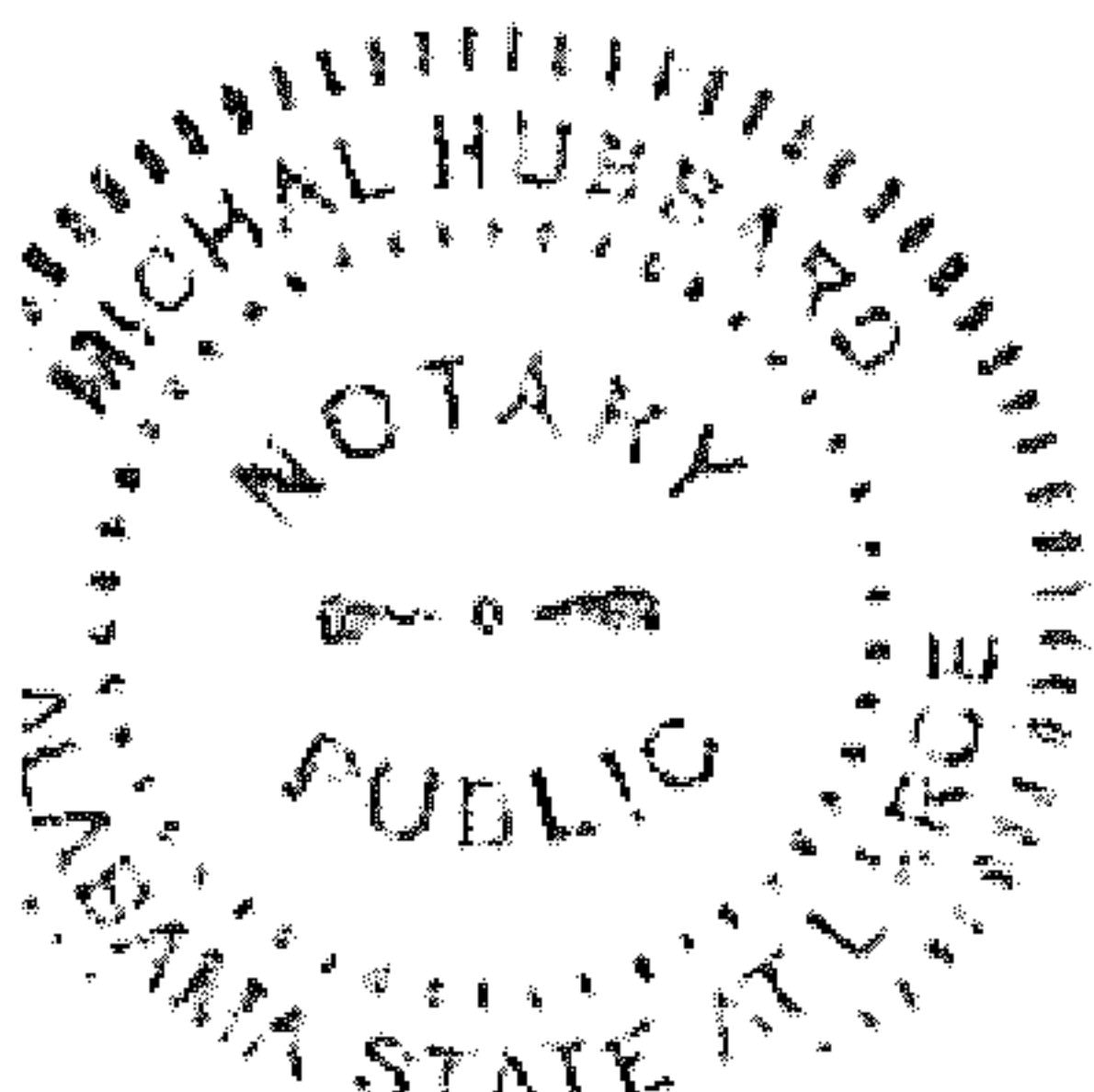
I, Michal Hubbard, a Notary Public, in and for said County in said State, hereby certify that V Kyle Burt, J Kendall Burt, and Keefe L Burt, whose names as Members of Burt Holdings, LLC, an Alabama Limited Liability Company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, that they as such officers and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 10th day of May, 2022.

Michal Hubbard

Notary Public

My Commission Expires: 08/20/2022



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Burt Holdings, LLC
 Mailing Address P.O. Box 158
Vance, AL 35490

Grantee's Name Jonathon Todd Goggins and Tiffany Lynn Goggins
 Mailing Address 150 Ridgeway Lane
Helena, AL 35080

Property Address 150 Ridgeway Lane
Helena, AL 35080

Date of Sale May 10, 2022
 Total Purchase Price \$430,899.00
 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 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 5-10-2022

Print Morgan Means

Unattested

Filed and Recorded
 Official Public Records

(verified by)

Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/12/2022 08:30:22 AM
 \$130.00 PAYGE
 20220512000194070

Sign

Morgan Means
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Allie S. Brey