

This instrument was prepared by:  
Thomas G. Owings  
Owings Law Firm, LLC  
1186 University Way, Suite D  
Brent, AL 35034  
(205)926-7790

Send Tax Notice To:  
Liana Garduno  
5217 Parkside Circle  
Birmingham, AL 35242

*State of Alabama* §  
§  
*Shelby County* §

*Warranty Deed*

*Know All Men By These Presents:*

That in consideration of Sixty Thousand and NO/100 Dollars (\$60,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, James E. Goggins, a married man, whose address is 2585 Highway 17, Montevallo, AL 35115 and John A. Wilson, a single man, whose address is 4823 Rime Village Drive, Vestavia, AL 35216, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto Liana Garduno, whose address is 5217 Parkside Circle, Birmingham, AL 35242, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within Shelby County, Alabama, to-wit:

Commence at a 5/8" rebar at the intersection of the West Right-of-Way of Shelby Hwy. No. 17 and the South Right-of-Way of Shelby Hwy No. 221, located in the Southeast 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, AL and run along said Hwy 17 South 15° 00' 00" W for 72.00 FT. to a set iron and the point of beginning. From said POB, continue along said Hwy South 15° 00' 00" E for 73.86 ft. to a found 1/2" capped rebar; thence leaving said road, run N 84° 26' 26" W for 151.00 ft. to a set iron; thence run N 15° 00' 00" E for 73.86 ft. to a set iron; thence run S 84° 26' 26" E for 151.00 ft. to the point of beginning. Said parcel containing 0.25 acres, more or less.0.25

**THIS BEING THE SURVEYED LEGAL DESCRIPTION IN ACCORDANCE WITH THE SURVEY DATED 09/10/2019 PREPARED BY MICHAEL G. MOATES, PROFESSIONAL LAND SURVEYOR, REG NO. 19262**

**(SEE SURVEY PLAT ATTACHED HERETO AS EXHIBIT "A")**

**SOURCE OF TITLE: Instrument #20200501000171520**

**The Property conveyed is NOT the homestead of the Grantors or their spouse, if any.**

**PROPERTY ADDRESS:**  
**2955 Highway 17**  
**Montevallo, AL 35115**

This conveyance is made subject to all restrictions, easements, reservations, statutory redemptive rights, and rights of way of record in the Office of the Judge of Probate of Shelby County, Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any

wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

**TO HAVE AND TO HOLD**, unto said Grantee, absolutely, in fee simple.

And we do for ourselves and for our heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 15 day of June, 2023.

James E. Goggins (Seal)  
**JAMES E. GOGGINS**

John A. Wilson (Seal)  
**JOHN A. WILSON**

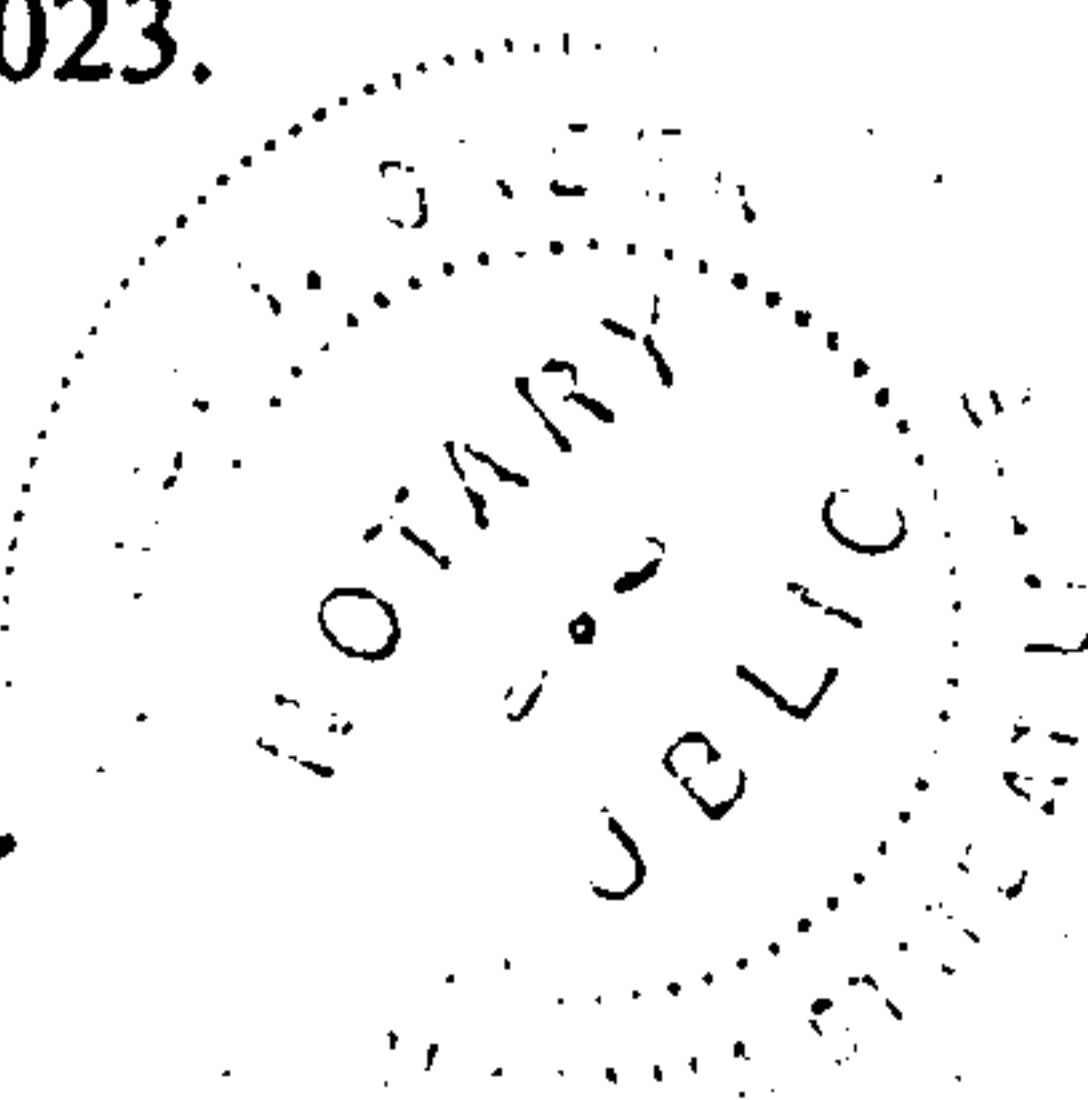
STATE OF ALABAMA  
COUNTY OF Shelby

§  
§ **GENERAL ACKNOWLEDGMENT**  
§

The undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Goggins, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of June, 2023.

Shirley L. Green  
Notary Public  
My Commission Expires: 9-21-2026



STATE OF ALABAMA

COUNTY OF Shelby

§  
§  
§

GENERAL ACKNOWLEDGMENT

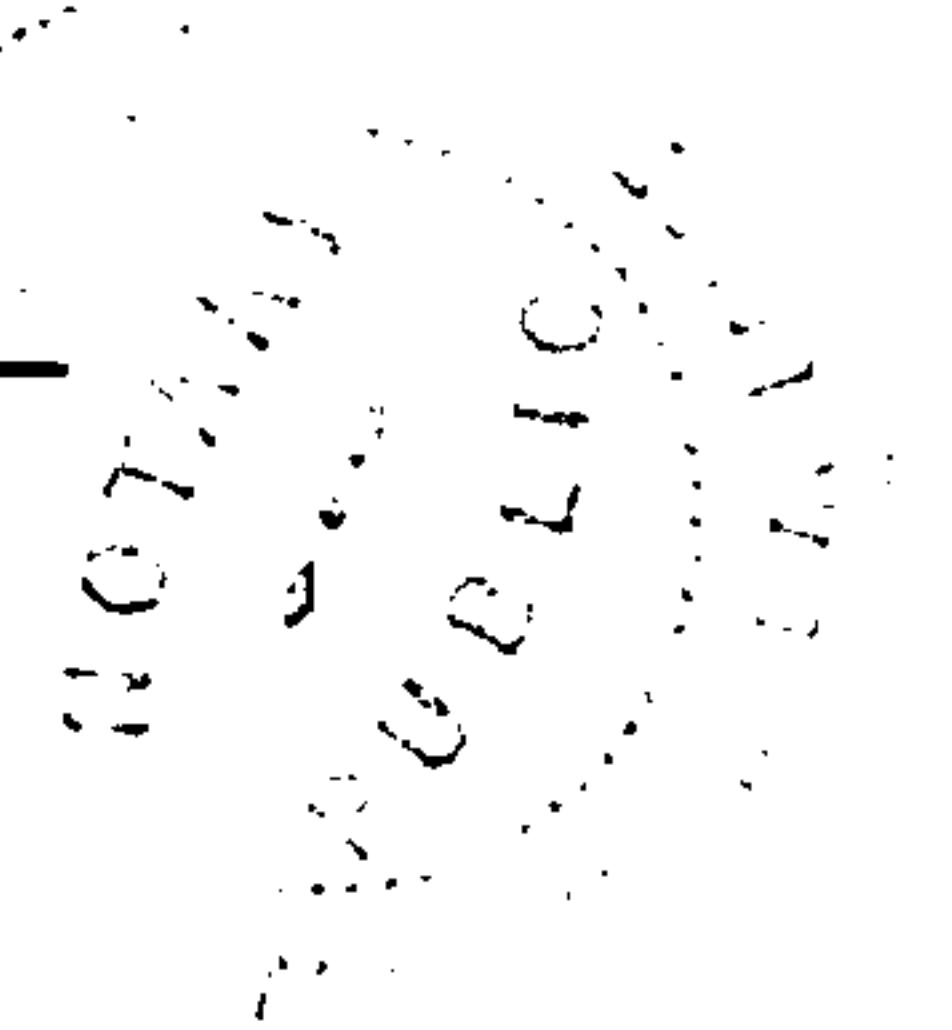
The undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Wilson, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of June, 2023.

Shirley P. Green

Notary Public

My Commission Expires: 9-21-2026





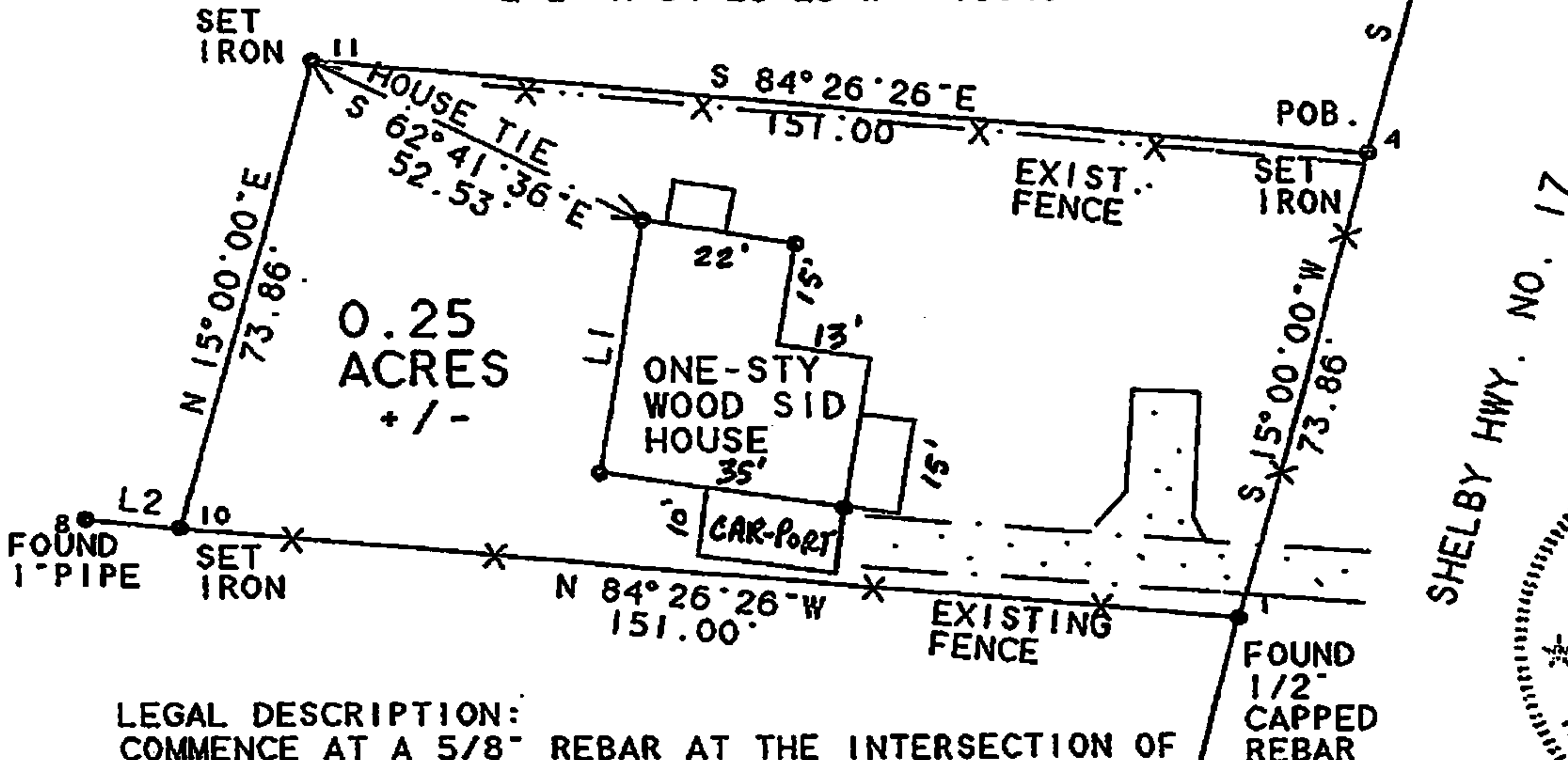
SHELBY HWY. NO. 221

FOUND 5/8" REBAR

PROPERTY LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5. T-22S. R-3W. SHELBY COUNTY. AL.

POC. INTERSECTIONS OF HWYS.

LINE	BEARING	DISTANCE
L 1	S 09° 11' 40" W	39.24'
L 2	N 84° 26' 26" W	13.48'



SHELBY HWY. NO. 17



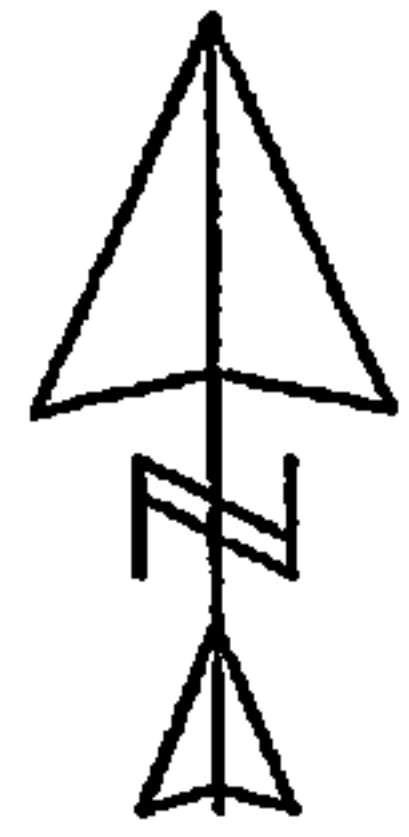
**LEGAL DESCRIPTION:**

COMMENCE AT A 5/8" REBAR AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF SHELBY HWY. NO. 17 & THE SOUTH RIGHT OF WAY OF SHELBY HWY. NO. 221. LOCATED IN THE SOUTHEAST 1/4 OF SECTION 5, T-22S, R-3W, SHELBY COUNTY, AL. AND RUN ALONG SAID HWY. NO. 17, S 15° 00' 00" W FOR 72.00 FT. TO A SET IRON AND THE POINT OF BEGINNING. FROM SAID POB., CONTINUE ALONG SAID HWY., S 15° 00' 00" E FOR 73.86 FT. TO A FOUND 1/2" CAPPED REBAR. THENCE LEAVING SAID ROAD, RUN N 84° 26' 26" W FOR 151.00 FT. TO A SET IRON. THENCE RUN N 15° 00' 00" E FOR 73.86 FT. TO A SET IRON. THENCE RUN S 84° 26' 26" E FOR 151.00 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.25 ACRES MORE OR LESS.

SET IRONS IN LEGAL DESCRIPTION ARE 1/2" REBAR WITH I.D. CAPS-MOATES, 19262.

**LEGEND AND NOTES:**

PROPERTY BOUNDARY SURVEY X AS-BUILT SURVEY \_\_\_\_\_  
 SET IRONS AT ALL CORNERS UNLESS NOTED ON SURVEY.  
 FOUND IRONS ARE AS NOTED ON SURVEY.  
 FIELD MEASUREMENTS MATCH RECORDED MEASUREMENTS UNLESS NOTED ON DRAWING.  
 DEED OR PLAT REFERENCE: DEED BK 205 PAGE 52.  
 BEARING EXPLANATION: N 88° 39' 21" E: N-NORTH, 88-DEGREES, 39-MINUTES, 21-SECONDS, E-EAST.  
 POC-POINT OF COMMENCEMENT. POB-POINT OF BEGINNING.  
 P/P-POWER POLE. S/L-SECURITY LIGHT. S/P-SERVICE POLE.  
 X---X---X---REPRESENTS FENCES ON PROPERTY LINE UNLESS NOTED OFF LINE ON DRAWING.



SCALE: 1"=60'  
 COORD: DAVIS221  
 DWG: GGG17C.  
 PROPERTY BOUNDARY SURVEY.  
 DEED REFERENCE: DEED BK 205 PG.52.  
 NORTH MAGNETIC.  
 FIELD DATES: 8-30 & 9-06-2019.

STATE OF ALABAMA.  
 CHILTON COUNTY.

I, MICHAEL G. MOATES, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.  
 P.O. BOX 121 // 911. CO. RD. 484. VERBENA, AL.  
 CLANTON AL 35046 // 36091. 205-755-7356.  
 SURVEYOR'S SIGNATURE *Michael G. Moates*  
 ALABAMA LICENSE NO. 19262 DATE: 9-10-2019.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 06/20/2023 01:54:07 PM  
 \$91.00 PAYGE  
 20230620000183370

*Allie S. Bayl*