



20240209000033230 1/4 \$41.00
Shelby Cnty Judge of Probate, AL
02/09/2024 11:26:44 AM FILED/CERT

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to: Benjamin G. Goss and
(Name) Angela M. Goss
(Address) 15855 Highway 42
Shelby, Alabama

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

CLINTON JACKSON CARLISLE, III, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

BENJAMIN G. GOSS AND ANGELA M. GOSS

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

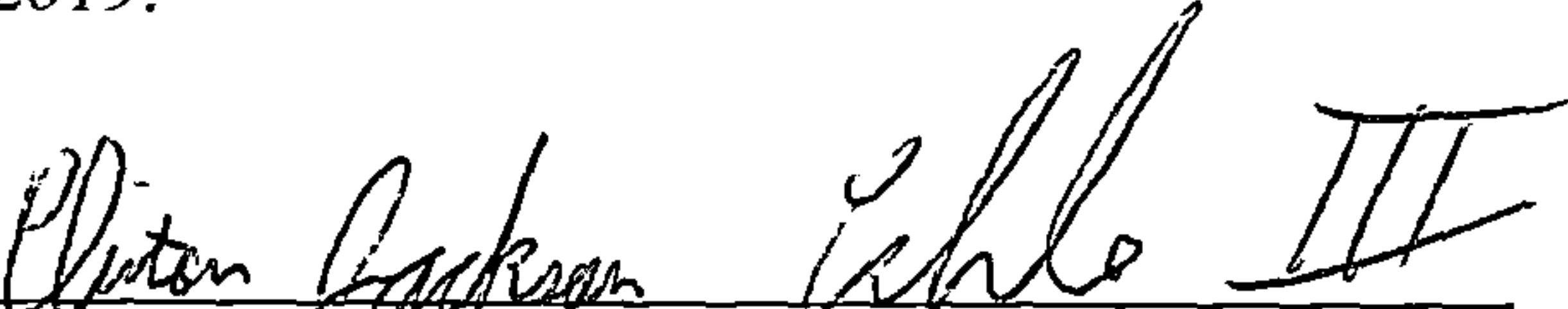
See Exhibit "A" attached hereto and incorporated herewith as though full set out herein.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 4th day of November, 2019.

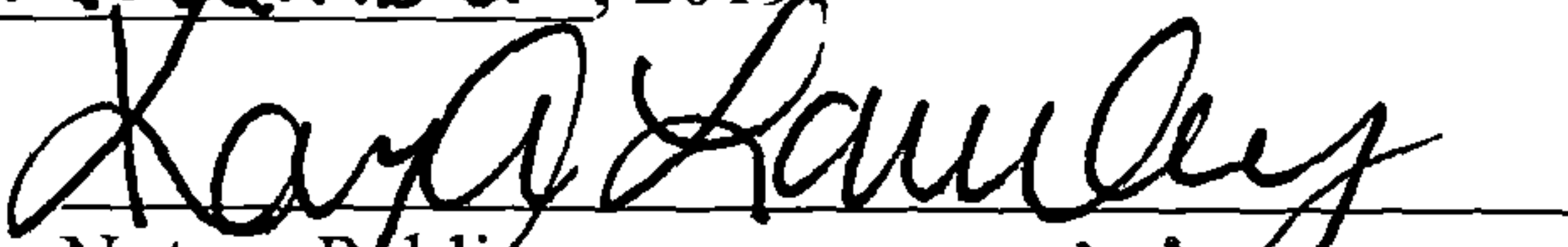

Clinton Jackson Carlisle, III

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clinton Jackson Carlisle, III**, whose name 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 the document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, 2019




Notary Public
My commission expires: 8/5/23

Shelby County, AL 02/09/2024
State of Alabama
Deed Tax: \$10.00

LEGAL DESCRIPTION

Begin at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Fractional Section 23, Township 22 South, Range 1 East, said point being a 3/4" capped rebar (Clinkscales CA-1084-LS);
thence run S 00°52'49" W along the East line of said 1/4-1/4 Section, a distance of 229.70 feet to a 3/8" rebar in angle iron on the Northeast right of way line of Shelby County Highway #42;
thence run S 40°22'19" E a distance of 2.67 feet to a fence post;
thence run N 13°26'17" E a distance of 273.58 feet along a fence to a fence post;
thence run N 03°25'48" W a distance of 98.92 feet along a fence to a fence post;
thence run N 13°56'17" W a distance of 34.17 feet along a fence to a point;
thence, leaving said fence, run N 00°49'07" W a distance of 19.19 feet to a 1/2" rebar;
thence run S 89°03'18" W a distance of 4.47 feet to a point along a fence;
thence run N 13°56'17" W a distance of 110.07 feet along a fence to a fence post;
thence run N 06°22'16" W a distance of 198.01 feet along a fence to a point on the West line of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 22 South, Range 1 East, said point being on said 1/4-1/4 Section line and 22.8 feet South of the accepted property corner among Goss, Carlisle, and Clayton at the time of this survey;
thence, leaving said fence, run S 00°34'30" E along said 1/4-1/4 Section line a distance of 304.38 feet to a 1/2" capped rebar;
thence, leaving said 1/4-1/4 Section line, run N 89°03'18" E a distance of 49.91 feet to a 1/2" rebar;
thence run S 00°49'07" E a distance of 184.55 feet to a 5/8" rebar;
thence run S 88°55'30" W a distance of 50.00 feet to the Point of Beginning, being situated in Shelby County, Alabama, and having an area of 0.31 acres, more or less, according to a Boundary Survey by Steven J. Clinkscales, AL Reg. No 37248, on October 7, 2019.

SURVEYOR'S NOTE:

The purpose and intent of this Boundary Survey was to locate a parcel of land East of the Goss property up to the location of a newly erected fence on the Carlisle property to become the new boundary line between Goss and Carlisle. An existing fence on the Carlisle property, as shown on a Boundary Survey by Steven J. Clinkscales, AL Reg. No. 37248, dated July 26, 2019, was removed prior to this survey. This parcel of land, approximately 0.31AC, is to be conveyed to Goss from Carlisle on agreed upon terms.

Exhibit "A"



BOUNDARY SURVEY
FOR A PARCEL OF LAND SITUATED IN THE
SW 1/4 OF THE SE 1/4 OF SECTION 14, AND THE
NW 1/4 OF THE NE 1/4 OF FRACTIONAL SECTION 23,
TOWNSHIP 22 SOUTH, RANGE 1 EAST,
SHELBY COUNTY, ALABAMA.

SURVEY CONTROL:
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON
ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011),
AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION
AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING
THE ALDOT CORS NETWORK AS CONTROL.

SURVEYOR'S NOTE:

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East of the Goss property up to the location of a newly erected fence on the
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LEGEND

ASP ASPHALT
BLDG BUILDING
CALC CALCULATED
MEAS MEASURED
CH CHORD
LNG LONG CHORD
DEF DEFLECTION
D DELTA
CSMT EASEMENT
HW HEADWALL
MND MOUND
MH MANHOLE
OH OVERHANG
POR PORCH
R RADIUS
R.O.W. RIGHT OF WAY
SAN SANITARY
STM STORM
UTL UTILITY
AC ACRES
S.F. SQUARE FEET
CL CENTERLINE
A/C AIR CONDITIONER
P POLE
X ANCHOR
F FENCE
G OVERHEAD UTILITY WIRE
PMT PAVEMENT
W WITH
TAN TANGENT
RES RESIDENCE
LGT LIGHT
COV COVERED
DECK
CONCRETE
WALL
COLUMN

LEGAL DESCRIPTION (PER THIS SURVEY)

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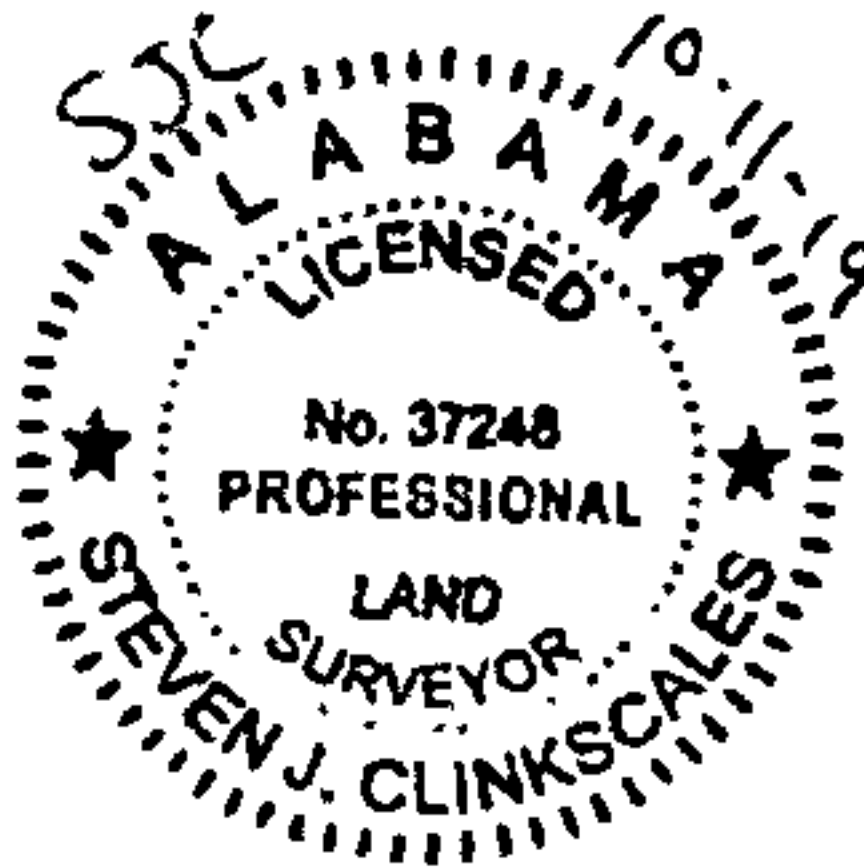
"BOUNDARY SURVEY"

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby state 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; according to
my survey of OCTOBER 7, 2019 Survey invalid if not signed and sealed.

Order No.: 19-131
Purchaser: GOSS
Address: 15855 HWY 42

BY Steven J. Clinkscales
Steven J. Clinkscales, PLS AL 37248
P.O. Box 326
Chelsea, AL 35043
(205)671-1033

Date: Oct. 11, 2019



CLINKSCALES LAND SURVEYING, LLC

SCALE: 1"=100'
DATE: 10/11/2019
APPROVED BY: Steven J. Clinkscales, PLS
AL REG NO 37248
DATE OF SURVEY: 10/07/2019
Cell: 205-671-1033
P.O. Box 326
Chelsea, AL 35043
Clinkscalesurveying.com
Job #: 19-131



GRAPHIC SCALE: 1" = 100'

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Real Estate Sales Validation Form



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

Grantor's Name CLINTON CARLISLE III Grantee's Name BENJAMIN + ANGELA GOSS
Mailing Address 15855 HWY 42 Mailing Address 15855-HIGHWAY 42
SHELBY AL SHELBY AL
35143 35143

Property Address 15855 HWY 42 Date of Sale NOV 4, 2019
SHELBY AL Total Purchase Price \$ 10,000.00
35143
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

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 Feb 9/24

Print ANGELA GOSS

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1