

This instrument was prepared by:  
Matthew Kidd  
Kidd & Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

Send Tax Notice To:  
Devin S. Linker and Jenna M. Linker  
15855 Highway 42  
Shelby, AL35143

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$370,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

**Benjamin G. Goss and Angela M. Goss, a married couple**

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

**Devin S. Linker and Jenna M. Linker**

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel

1

Begin at the Northeast corner of fraction "C" of fractional Section 23, Township 22 South, Range 1 East, Huntsville Principal Meridian, thence run South along the East line of said Fraction, a distance of 229.70 feet to the Northeast right of way line of Shelby County Highway #42; thence turn an angle of 139 degrees 16 minutes 37 seconds to the right and run along said R/W line, a distance of 297.70 feet to the North line of said Section 23; thence continue in the same direction, along the Northeast R/W line of said Highway, a distance of 552.84 feet; thence turn an angle of 117 degrees 38 minutes 08 seconds to the right, and run a distance of 480.23 feet; thence turn an angle of 21 degrees 00 minutes 29 seconds to the right, and run a distance of 80.34 feet, to the East line of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 1 East; thence turn an angle of 81 degrees 13 minutes 37 seconds to the right and run South along the East line of said SE 1/4 of the SW 1/4, a distance of 327.71 feet; thence turn an angle of 90 degrees 19 minutes 13 seconds to the left and run a distance of 50.00 feet; thence turn an angle of 90 degrees 19 minutes 13 seconds to the right and run a distance of 185.00 feet to the South line of said Section 14; thence turn an angle of 89 degrees 40 minutes 47 seconds to the right and run West along the South line of said Section 14, a distance of 50.00 feet, to the point of beginning. Situated in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 14, and Fraction "C" of Fractional Section 23, Township 22 South, Range 1 East, Huntsville, Meridian, Shelby County, Alabama.

Parcel

2

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 (Clinkscates 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 & 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 83°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.

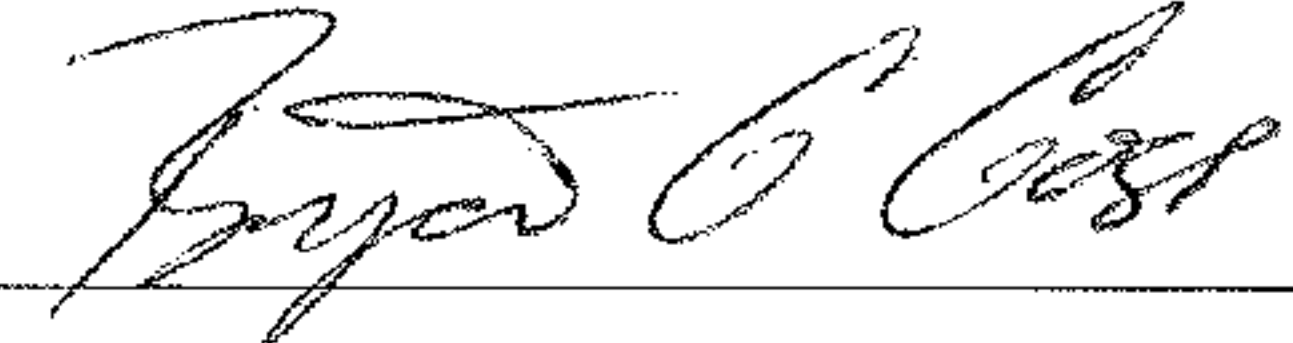
SUBJECT TO ALL MATTERS OF RECORD


**\$363,298.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of April, 2024.

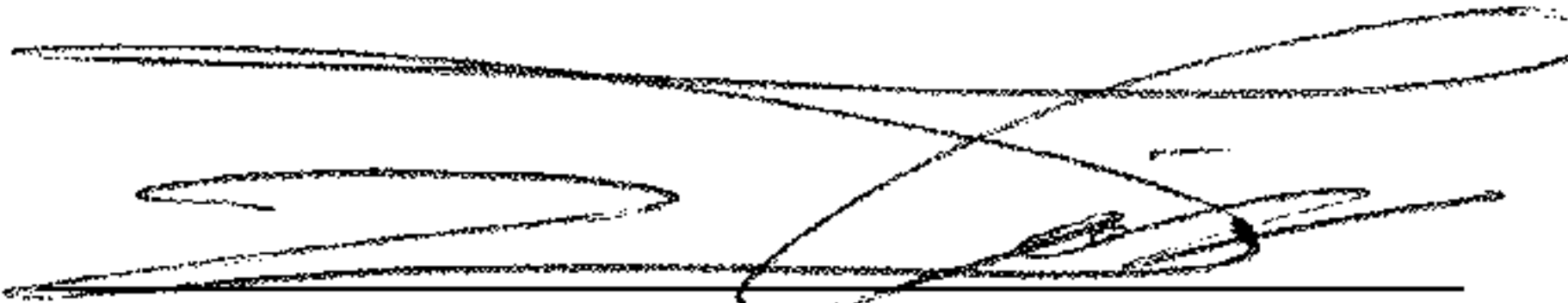
  
\_\_\_\_\_  
**Benjamin G. Goss**

  
\_\_\_\_\_  
**Angela M. Goss**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Benjamin G. Goss and Angela M. Goss**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **1st day of April, 2024**.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/02/2024 09:21:01 AM  
 \$35.00 JOANN  
 20240402000089960

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Benjamin G. Goss and Angela M. Goss  
 Mailing Address 339 Old Fayetteville Road  
Sylacauga, AL. 35151

Grantee's Name Devin S. Linker and Jenna M. Linker  
 Mailing Address 15855 Highway 42  
Shelby, AL 35143

Property Address 15855 Highway 42  
Shelby, AL 35143

Date of Sale April 1, 2024  
 Total Purchase Price \$370,000.00  
 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: April 1, 2024

☐ Unattested \_\_\_\_\_  
 (verified by)

Print: Shannon Anderson  
 Sign Shannon Anderson  
 (Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1**