

This instrument prepared by:

ELLIS, HEAD, OWENS, JUSTICE,
ARNOLD & GRAHAM
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send tax notice to:

Gary Goza
Jaime Goza
1094 Chancellors Ferry Loop
Harpersville, AL 35078

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

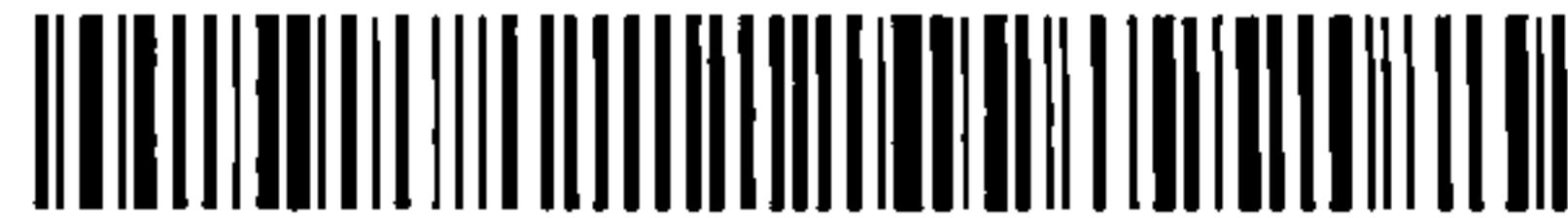
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **JAMES RANDALL WALDROP** and **TAMMY GLENN WALDROP**, a married couple (herein referred to as Grantor, whether one or more), hereby grants, bargains, sells, and conveys unto **GARY GOZA** and **JAIME GOZA**, a married couple (herein referred to as Grantee, whether one or more), for and during his/her life and upon his/her death, then to the survivor of him/her in fee simple, all my right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

QUITCLAIM PARCEL 2, as described below and in Attachment 1:

COMMENCE AT A FOUND 1/2" CAPPED REBAR "ROBERTS" LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF LOT 40; THENCE RUN NORTH 45°43'29" EAST FOR A DISTANCE OF 218.05 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN NORTH 39°37'34" EAST FOR A DISTANCE OF 269.51 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN SOUTH 26°54'57" EAST FOR A DISTANCE OF 30.00 FEET TO A FOUND 1/2" CAPPED REBAR; THENCE RUN SOUTH 45°43'29" WEST FOR A DISTANCE OF 259.04 FEET TO A THE POINT OF BEGINNING; SAID PARCEL CONTAINING 0.09 ACRES, MORE OR LESS.

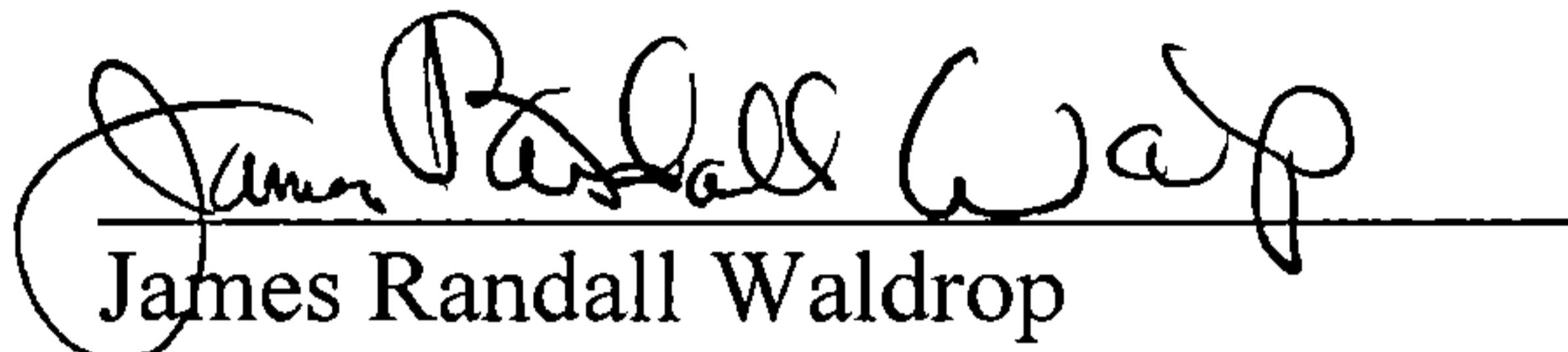
TO HAVE AND TO HOLD unto the said Grantee, their heirs, executors, administrators and assigns, forever.

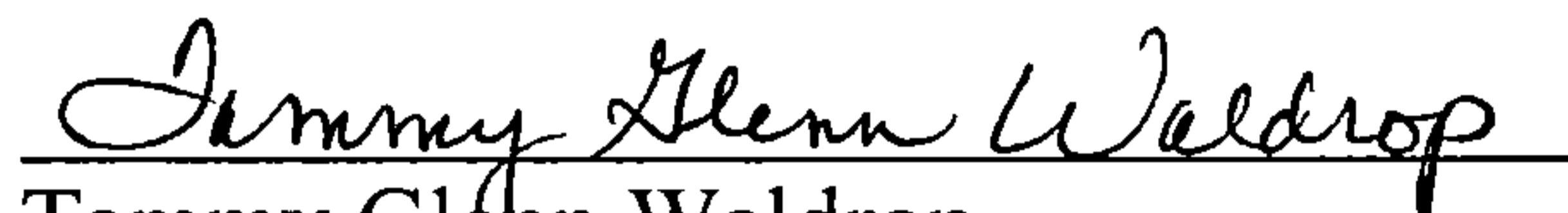
The Grantor does for themselves, their successors and assigns, covenant with the Grantee, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.



20240703000202000 2/4 \$51.50
Shelby Cnty Judge of Probate, AL
07/03/2024 11:02:47 AM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June, 2024.

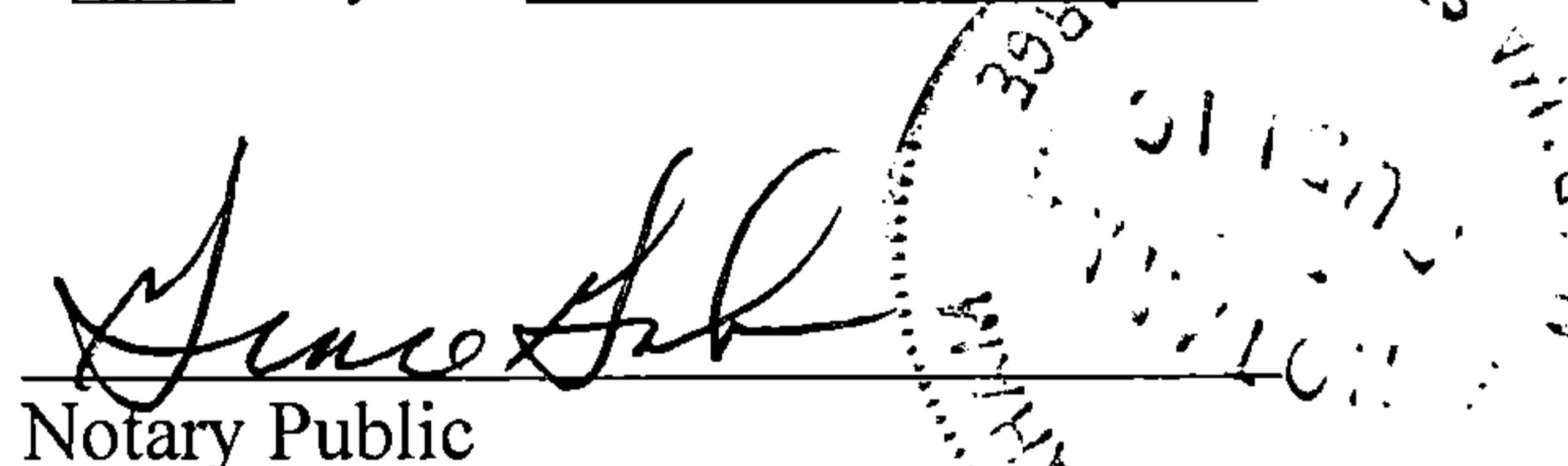

James Randall Waldrop


Tammy Glenn Waldrop

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that James Randall Waldrop, a married man, 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2024.


James R. Waldrop
Notary Public

My Commission Expires: 7/12/2027

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Tammy Glenn Waldrop, a married woman, 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 conveyance, She executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2024.


Tammy Glenn Waldrop
Notary Public

My Commission Expires: 7/12/2027

Real Estate Sales Validation Form

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

Grantor's Name James Randall Waldrop
Mailing Address Tammy Glenn Waldrop
1001 Chancellors Ferry Road
Harpersville, AL 35078

Grantee's Name Gary Goza/Jaime Goza
Mailing Address 1094 Chancellors Ferry Loop
Harpersville, AL 35078

Property Address 1001 Chancellors Ferry Road
(portion of the property as identified)
Harpersville, AL 35078



20240703000202000 4/4 \$51.50
Shelby Cnty Judge of Probate, AL
07/03/2024 11:02:47 AM FILED/CERT

Date of Sale 6/19/24
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 20,234 (portion)

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 Property Tax Commissioner

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.

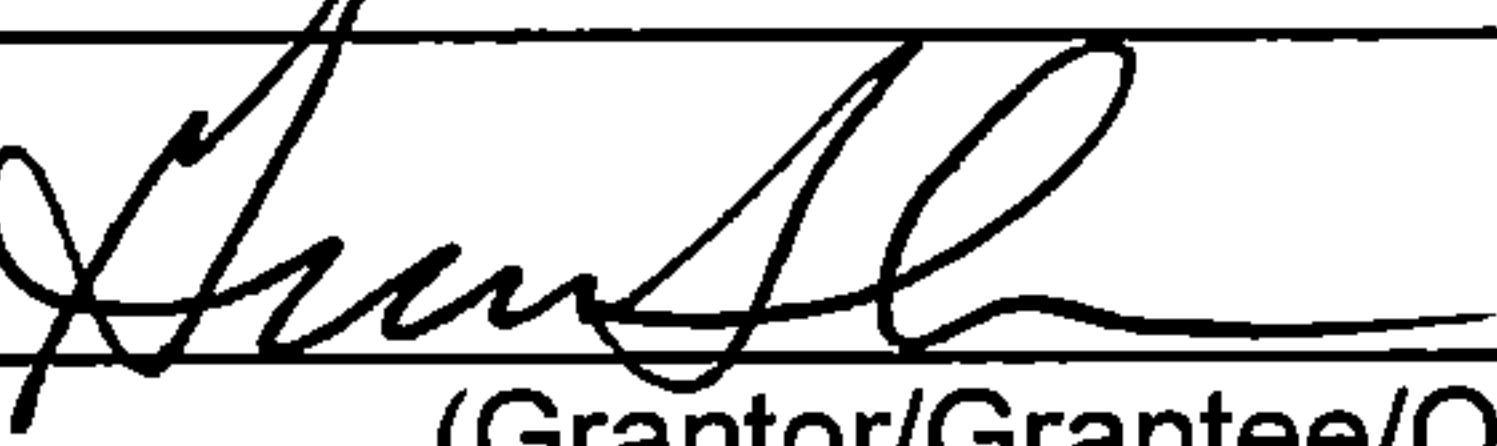
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 6/19/24

Print Grace Graham

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1