



20240703000202000 1/4 \$51.50  
Shelby Cnty Judge of Probate, AL  
07/03/2024 11:02:47 AM FILED/CERT

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.

Shelby County, AL 07/03/2024  
State of Alabama  
Deed Tax: \$20.50



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

James Randall Waldrop  
 James Randall Waldrop

Tammy Glenn Waldrop  
 Tammy Glenn Waldrop

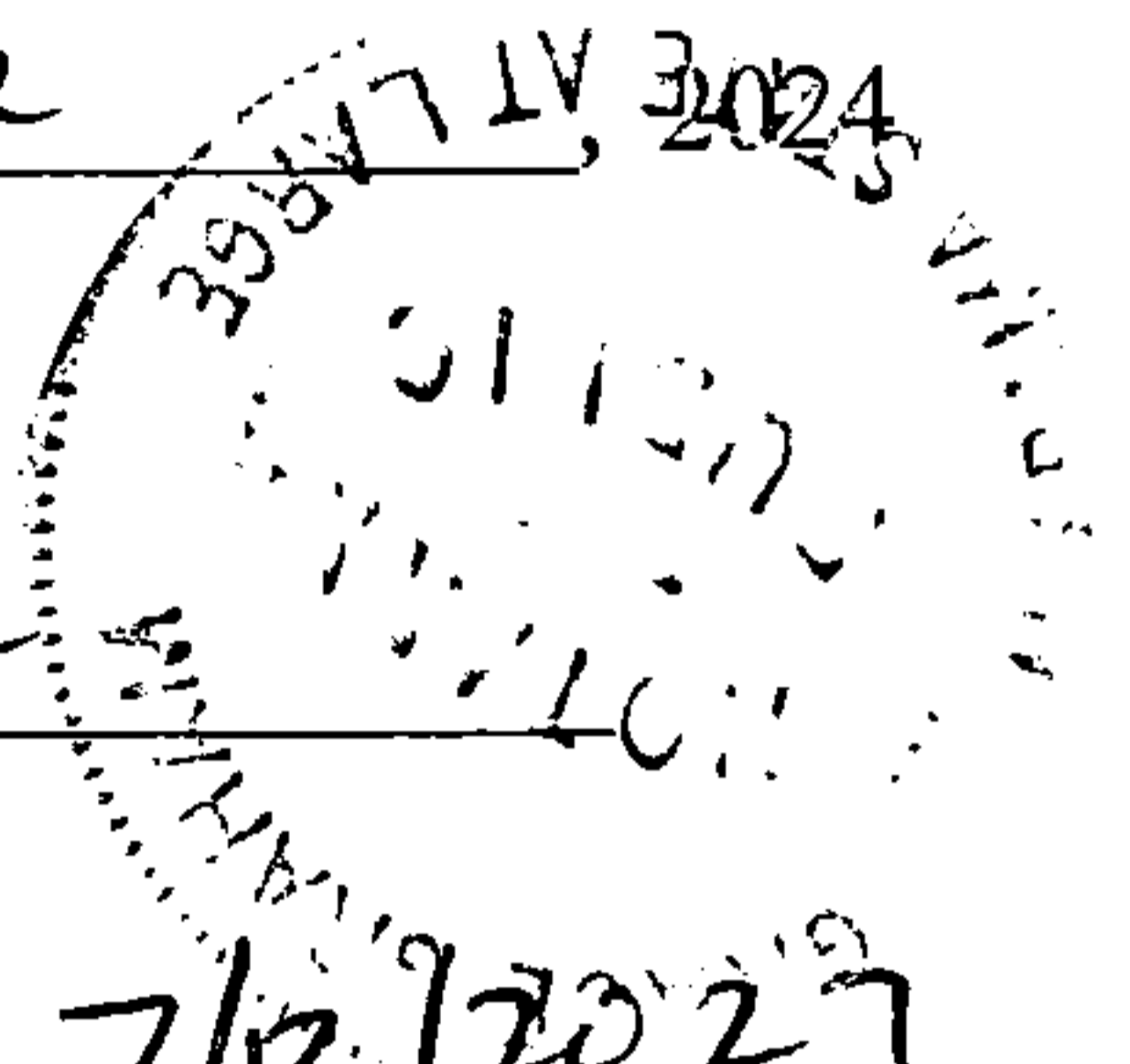
STATE OF ALABAMA     )  
 SHELBY COUNTY        )

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 19<sup>th</sup> day of June, 2024.

[Signature]  
 Notary Public

My Commission Expires: 7/12/2027



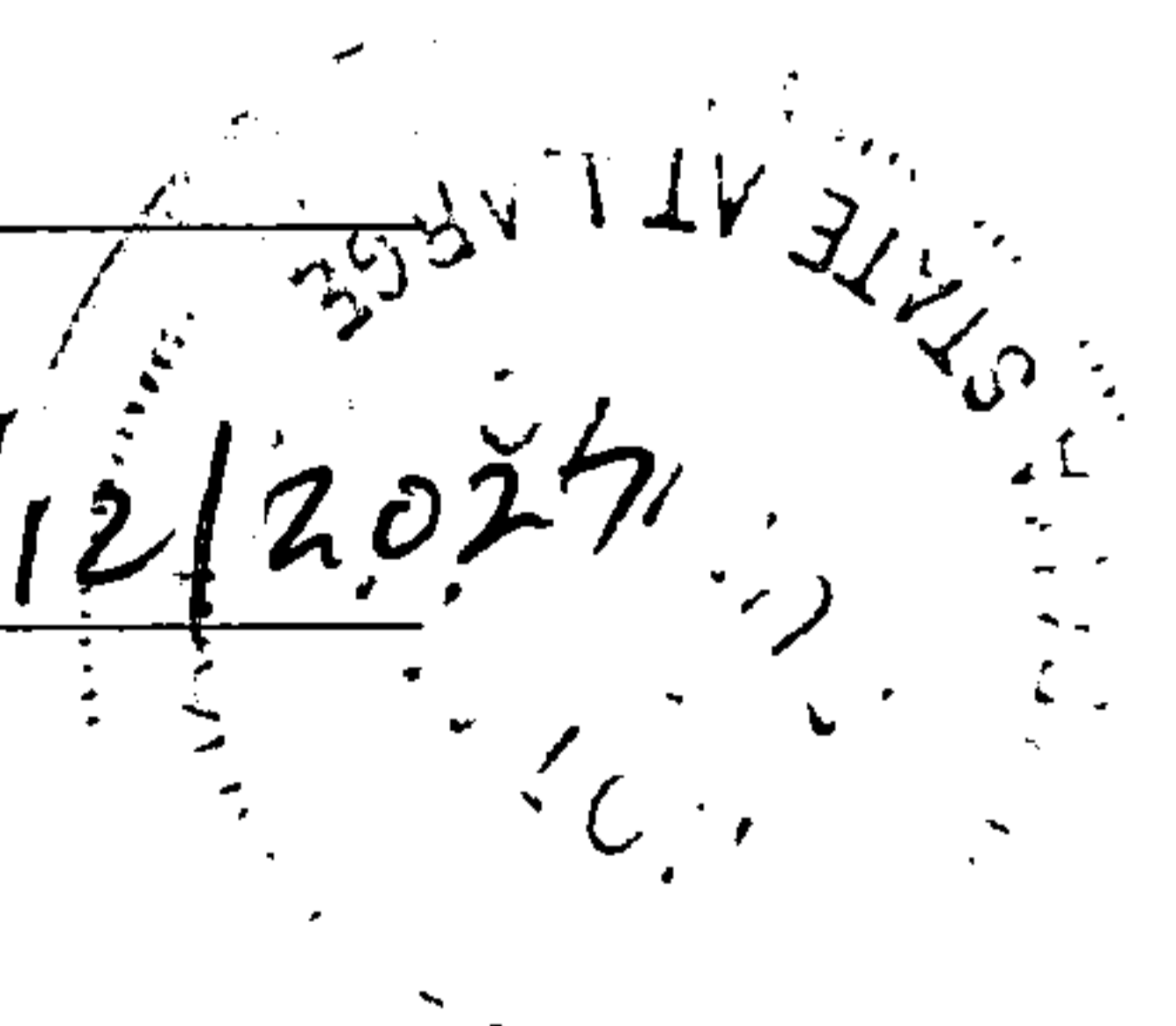
STATE OF ALABAMA     )  
 SHELBY COUNTY        )

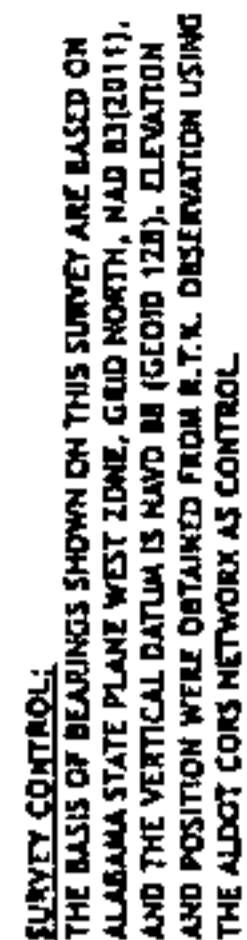
I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Tammy Glenn Waldrop, a married woman, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, She executed the same voluntarily on the day the same bears date.

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

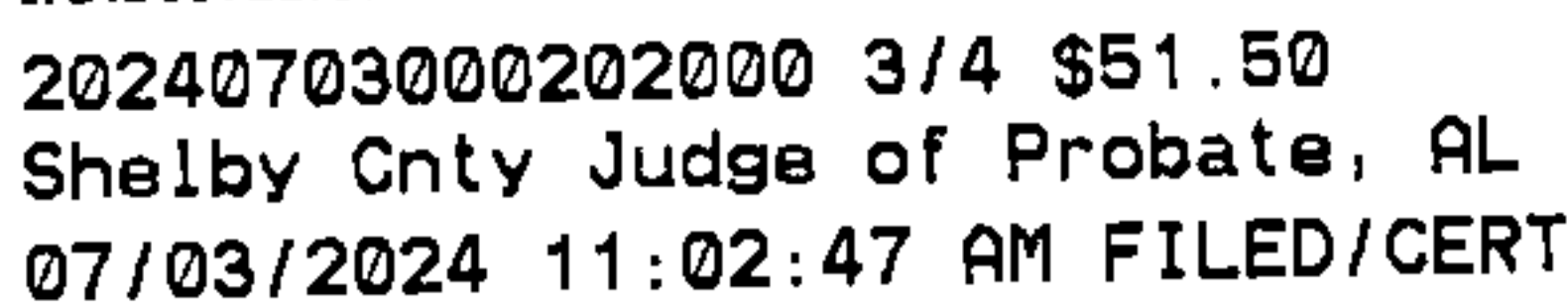
[Signature]  
 Notary Public

My Commission Expires: 7/12/2027

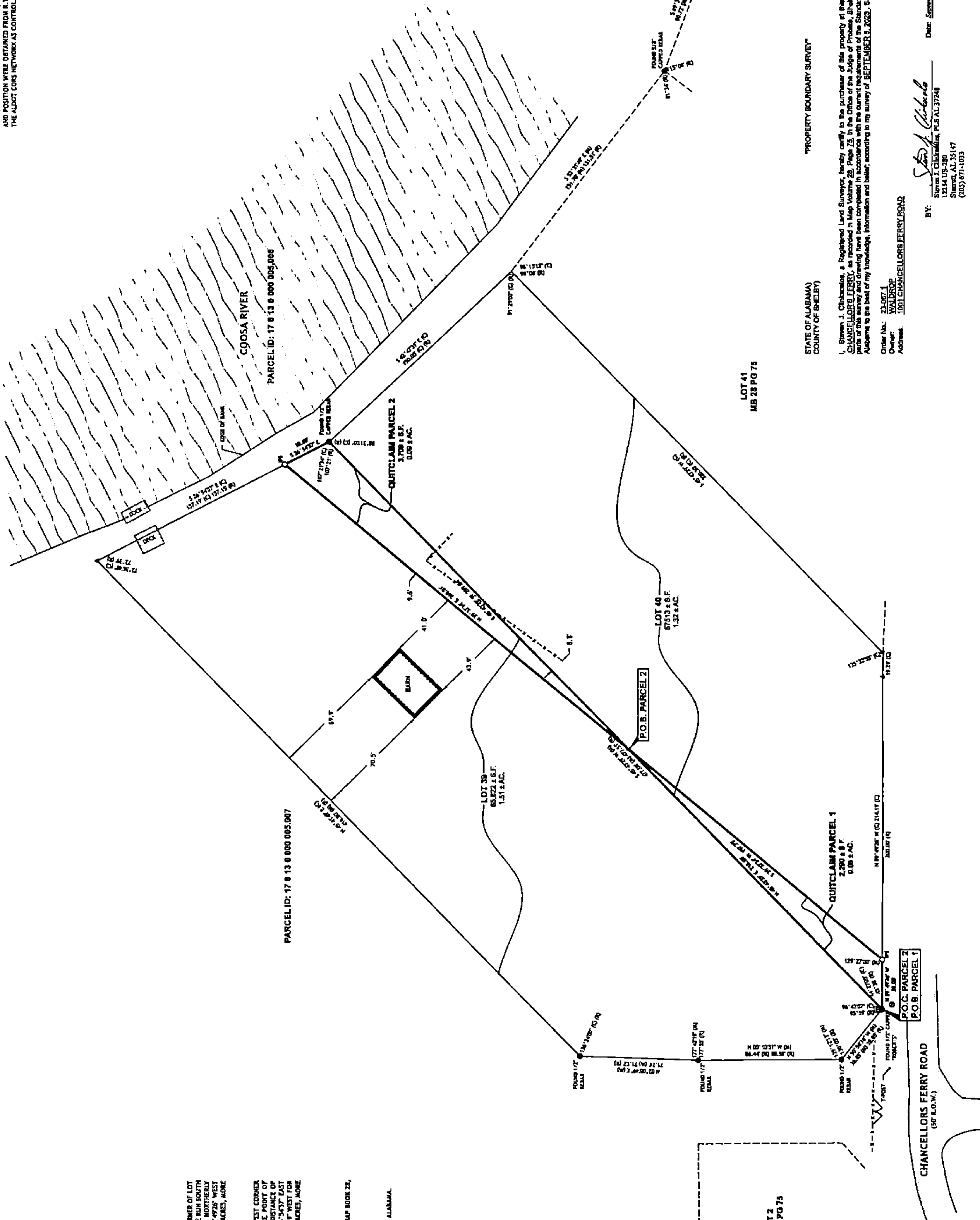




**SURVEY CONTROL:**  
THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON  
ALABAMA STATE PLANE WZME, GRID NORTH, NAD 83(2011),  
AND THE VERTICAL DATUM IS NAVD 88 (GEOD 728). ELEVATION  
AND POSITION WERE OBTAINED FROM R.T.C. OBSERVATION USING  
THE ADGC CORS NETWORK AS CONTROL.



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**"PROPERTY BOUNDARY SURVEY"**

I, Steven J. Clinchase, a Registered Land Surveyor, hereby certify to the purchaser of this property at the time, that I have surveyed Lots 39 & 40 CHANCELLORS FERRY, as recorded in Map Volume 28, Page 75, in the Office of Probate, Shelby County, Alabama. I 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 SEPTEMBER 9, 2023. Survey bracket is not signed and sealed.

Order No.: 23-067.1  
Owner: WALDROP  
Address: 1001 CHANCELLORS FERRY ROAD

BY: Don J. Carls  
 Steven J. Chickadee, PLS AL 37248  
 12254 US-280  
 Stuart, AL 35147  
 (205) 671-1033

Date: September 21, 2023

[illegible]

CLINKSCALES LAND SURVEYING, LLC

DATE: 09/05/2023	APPROVED BY: Steven J. Crittenden, PLS AL REG. NO. 37245	DATE OF SURVEY: 08/28/2023	Tel: 205-871-1033	12354 US-280 Sharnett, AL 36714 ClarkSurveying.com
			SURVEYED BY: MWT / DRAWN BY: CSM	

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SURVEYOR'S NOTES:

- NOT ALL IMPROVEMENTS WERE SHOWN AS PART OF THIS SURVEY.
- THE PURPOSE OF THIS SURVEY WAS TO DO A LAND SWAP OF 30' ALONG CHANCELLOES FERRY ROAD FROM LOT 40 TO ADD TO LOT 39, AND 30' ALONG THE BACK OF LOT 39 TO ADD TO LOT 40.

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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

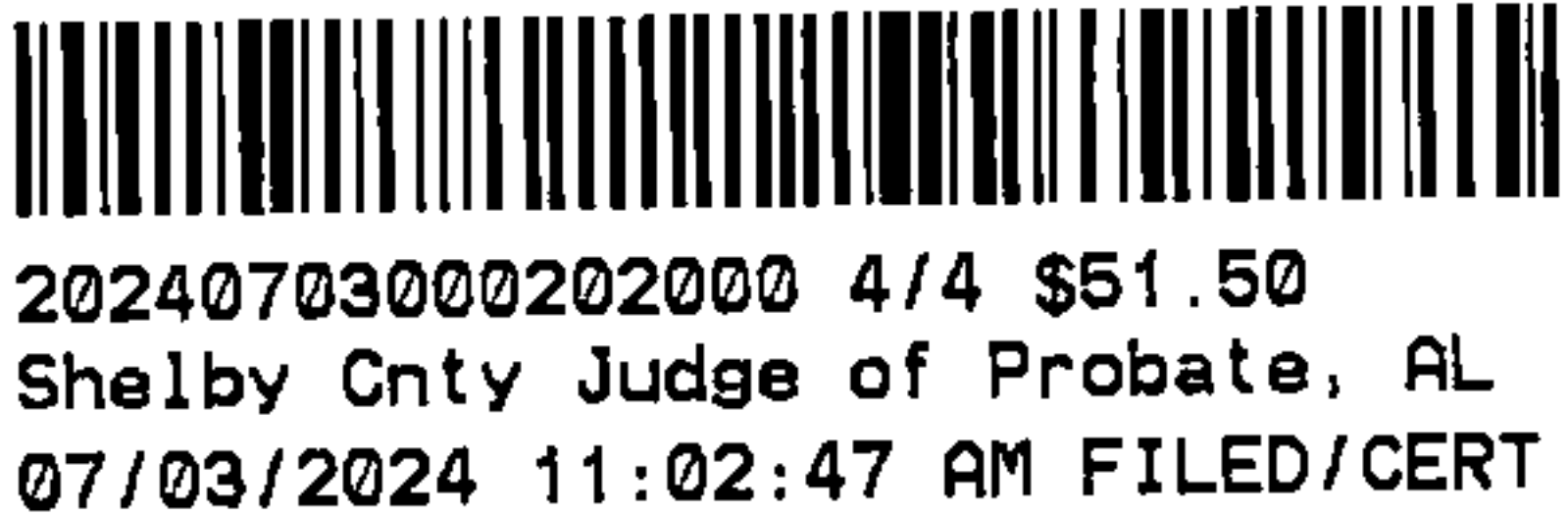
Grantee's Name Gary Goza/Jaime Goza  
Mailing Address 1094 Chancellors Ferry Loop  
Harpersville, AL 35078

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

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Property Tax Commissioner
<input type="checkbox"/> 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 6/19/24

Print Grace Graham

☐ Unattested  
(verified by)

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