



20241115000355450 1/4 \$128.00  
Shelby Cnty Judge of Probate, AL  
11/15/2024 03:25:46 PM FILED/CERT

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law

Send Tax Notice To:  
Goggans Capital, LLC  
2909 CR 1005

1129 Winward Lane  
Birmingham, Alabama 35216  
Title not examined by Preparer

Jemison, Al. 35085

Shelby County, AL 11/15/2024  
State of Alabama  
Deed Tax: \$97.00

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety Six Thousand Six Hundred Thirty and 00/100 (\$96,630.00, the amount of which is determined by value attributed by Tax Assessor Shelby County, Alabama for Parcels 3,4,6,7 and 8 and pursuant to Sales Contract between the parties for Parcel 2, all being the Property hereinafter described, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Randall H. Goggans, a married man, whose mailing address is 2909 CR 1005 Jemison, Al. 35085 herein referred to as Grantor, grants, bargains, sells and conveys unto Goggans Capital LLC, (herein referred to as Grantee whose mailing address is 2909 CR 1005 Jemison, Al. 35085 the following described real estate (the Property), situated in Shelby County, Alabama, the Parcel ID numbers of which and tax/contract values are set out on Exhibit A, to-wit:

See Exhibit A, attached hereto and incorporated by reference herein for the legal descriptions of the Property conveyed herein and the parcel ID numbers and tax values for the Property.

**SUBJECT TO:** (1) Taxes due in the year 2024 and thereafter; (2) Easements, restrictions, agreements and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

The Property is not the homestead of Grantor or his spouse.

Adverse possession affidavit is attached as Exhibit B

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the

15th day of October, 2024.

x Randall H. Goggans  
Randall H. Goggans

STATE OF ALABAMA )  
Jefferson COUNTY )

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, executed the same voluntarily, for and as his act.

Given under my hand and official seal this 15th day of October, 2024.

x Mark W. Macoy  
Notary Public  
My Commission Expires: 1-5-2026

MARK WILLIAMS MACOY  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES JAN. 05, 2026





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Parcel 2

Legal Description: Begin at the NW Corner of the SE ¼ of the NW ¼ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the Point of Beginning; thence S85°12'25"E and along the North line of above said ¼ - ¼, a distance of 650.00'; thence S49°22'31"W, a distance of 912.51' to the West line of above said ¼ - ¼; thence N03°57'27"E and along above said West ¼ - ¼ line a distance of 650.00' to the Point of Beginning.

2025  
Tax Identification number: 14-3-07-2-000-002.001

CONTRACT PRICE \$35,000.00

PARCEL 3

Legal Description: NW1/4 NW1/4 NE of Waxahatchee Creek, Section 28 T21S R1W

Shelby County, Alabama.

Tax Identification number: 21 8 28 0 000 004.000 TAX VALUE \$800.00

PARCEL 4

Legal Description: The NW 1/4 of SW1/4 of E of Waxahatchee Cr., Section 21 T21 S R1W

Shelby County, Al.

Tax Identification number: 21 5 21 0 000 007.000 TAX VALUE \$1,400.00

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Parcel 6

Legal Description: Commence NE COR Lot 6 High Hampton Estates MB 20 PG 84 . S to ROW

High Hampton Drive WLY ALG ROW 22' (S) to POB S69.09 W 847.39 to E ROW Co Rd # 35

Ne ALG ROW 107.16 To S ROW High Hampton Dr E ALG ROW 770.81 to POB. Shelby County, Al.

PARCEL ID 14-3-07-4-000-007.001

TAX VALUE \$19,340.00



EXHIBIT A PAGE 2 of 2

PARCEL 7



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PARCEL 1

Commence at the NW Corner of the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E a distance of 294.87' to the POINT OF BEGINNING; thence continue N90°00'00"E a distance of 37.86'; thence S00°56'45"E a distance of 71.60' to the Northerly R.O.W. line of Parkview Circle; thence N90°00'00"W and along said R.O.W. line a distance of 37.27'; thence N01°24'46"W and leaving said R.O.W. line a distance of 71.62' to the POINT OF BEGINNING.

Said parcel containing 0.06 acres, more or less.

PARCEL 2

Commence at the NW Corner of the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E a distance of 294.87'; thence S01°24'46"E a distance of 131.53' to the Southerly R.O.W. line of Parkview Circle; thence continue S01°24'46"E and leaving said R.O.W. line a distance of 1390.61'; thence N89°50'00"E a distance of 25.45'; thence N00°56'46"W a distance of 1386.72' to the Southerly R.O.W. line of Parkview Circle; thence N84°26'20"W and along said R.O.W. line a distance of 37.01' to the POINT OF BEGINNING.

PIN 10-8-27-0-001-028.000 TAX VALUE \$5,030

Said Parcel containing 0.99 acres, more or less.

PARCEL 3

MINERAL RIGHTS

PIN 99 0 07 4 000 025.000 TAX VALUE \$60.00

EXHIBIT B



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STATE OF ALABAMA)

SHELBY COUNTY)

ADVERSE POSSESSION AFFIDAVIT

Randall H. Goggans, who being first duly sworn, deposes and states as follows:

My name is Randall H. Goggans, I am of sound mind, over the age of 21 years and have personal knowledge of the facts stated herein.

On May 3<sup>rd</sup> 2013 I acquired from the State of Alabama the following real property located in Shelby County, Alabama (the State Property) described as The NW1/4 of the SW1/4 east of Waxahatchee creek located in S21, T21S, R1W recorded in Inst # 2013060800020420 and The NW1/4 of the NW1/4 northeast of Waxahatchee creek located in S28, T21S, R1W recorded in Inst #20130605000230410 both in the Office of the Judge of Probate, Shelby County, Alabama.

The purpose of this affidavit is to state that since I acquired the State Property I have been in continuous, open and notorious possession thereof and have paid all taxes due thereon.

Further, affiant saith not.

Done this 17<sup>th</sup> day of October, 2024.

x Randall H. Goggans

Randall H. Goggans

State of Alabama)

x Shelby County)

Sworn to and subscribed before me this 17<sup>th</sup> day of October, 2024.

x Haven Brooke Shiflett

Notary Public

My Commission expires August 25<sup>th</sup>, 2026

