



20250910000274920 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/10/2025 04:21:46 PM FILED/CERT

Send tax notice to:
Miguel Alabez Cordoza
2331 Morgan Road
Bessemer, AL, 35022

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Jefferson COUNTY

2025315T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Seven Thousand Five Hundred and 00/100 Dollars (\$57,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Heather Goff and Joshua David Goff, Husband and Wife, and Randolph Guy Glover, Jr.,** *a single individual* whose mailing address is: **4401 Sportmans Drive 58, Huntsville, AL 35805 Apt 58** (hereinafter referred to as "Grantors") by Miguel Alabez Cordoza and Marcelina Martinez Sanchez whose property address is: 2331 Morgan Road, Bessemer, AL, 35022 hereinafter referred to as Grantees", the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama, to-wit:

Part of the SW ¼ of the SW ¼ of Section 26, Township 19 South, Range 4 West, Jefferson County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Section 26, Township 19 South, Range 4 West, Jefferson County, Alabama; thence proceed North along the West line of said Section a distance of 855.00 feet to the centerline of Morgan Road; turn an angle to the right of 150 deg. 29 min. along said centerline a distance of 396.00 feet; turn an angle to the left of 78 deg. 23 min. 53 sec. a distance of 53.11 feet to a concrete right of way marker on the Northerly right of way of Wallace Drive; said marker being the Point of Beginning; continue along said line a distance of 146.00 feet to an iron pin; turn an angle to the left of 98 deg. 16 min. 30 sec. a distance of 120.28 feet to an iron pin; turn an angle to the left of 83 deg. 16 min. 03 sec. a distance of 178.86 feet to the Northeasterly right of way of Morgan Road; turn on angle to the left of 100 deg. 03 min. 34 sec. along said right of way a distance of 84.39 feet to a concrete right of way marker; turn an angle to the left of 34 deg. 48 min. 01 sec. a distance of 45.75 feet to the Point of Beginning. Being situated in Jefferson County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether, including those recorded in Bessemer Volume 43, page 467.
3. Easement and Right of Way granted to Jefferson County, Alabama, including release of damages relating thereto, recorded in Bessemer Volume 212, page 424, in the Probate Office of Jefferson County, Alabama.
4. Right of Way granted to Alabama Power Company recorded in Bessemer Volume 718, page 478, in the Probate Office of Jefferson County, Alabama.

Shelby County, AL 09/10/2025
State of Alabama
Deed Tax: \$57.50



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5. Right of Way to Jefferson County recorded in Bessemer Volume 912, page 77, in the Probate Office of Jefferson County, Alabama.
6. Release of Damages recorded in Bessemer Volume 912, page 424, in the Probate Office of Jefferson County, Alabama.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

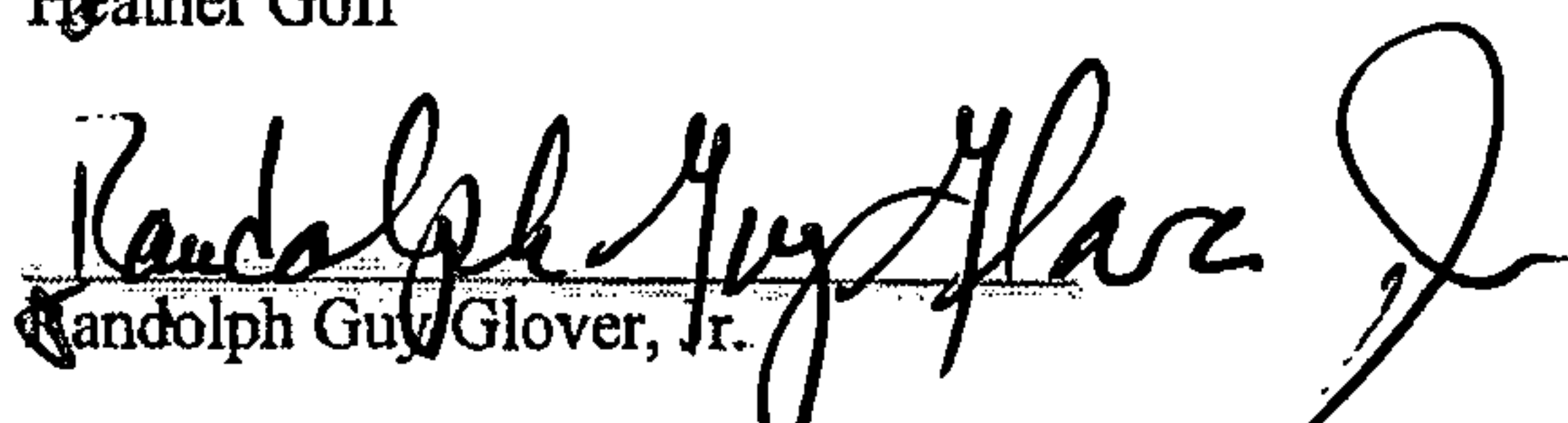
This property is not the homestead of the grantors nor that of any spouse

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9th day of September, 2025.

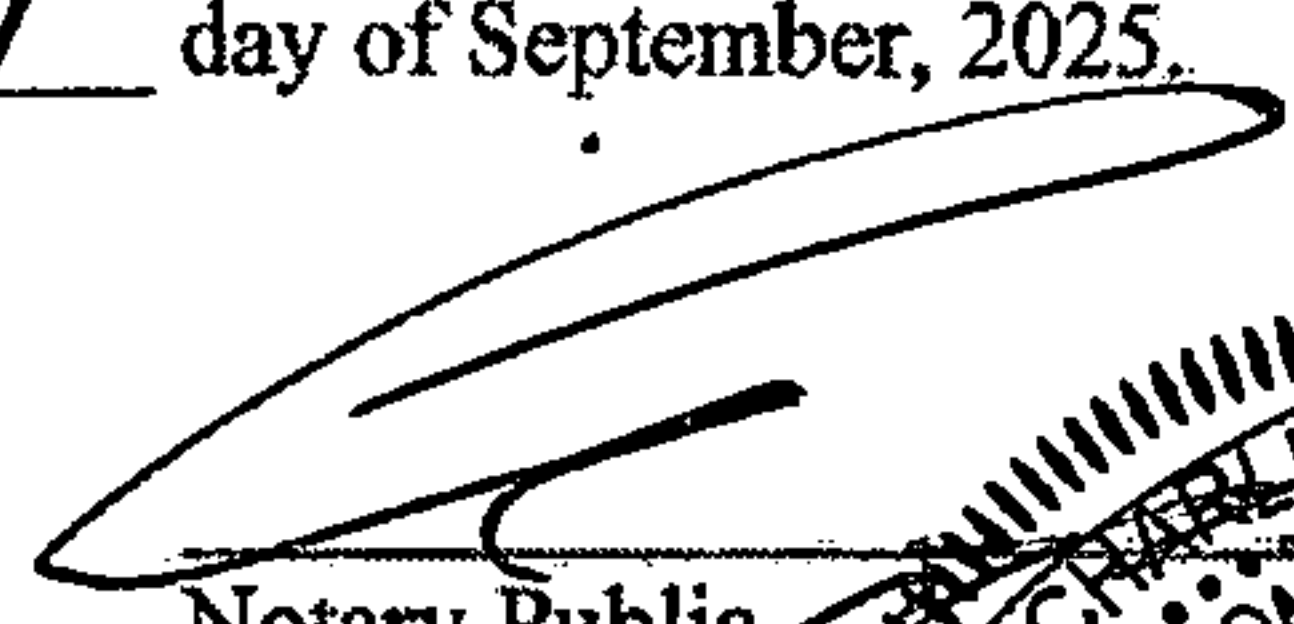

Heather Goff

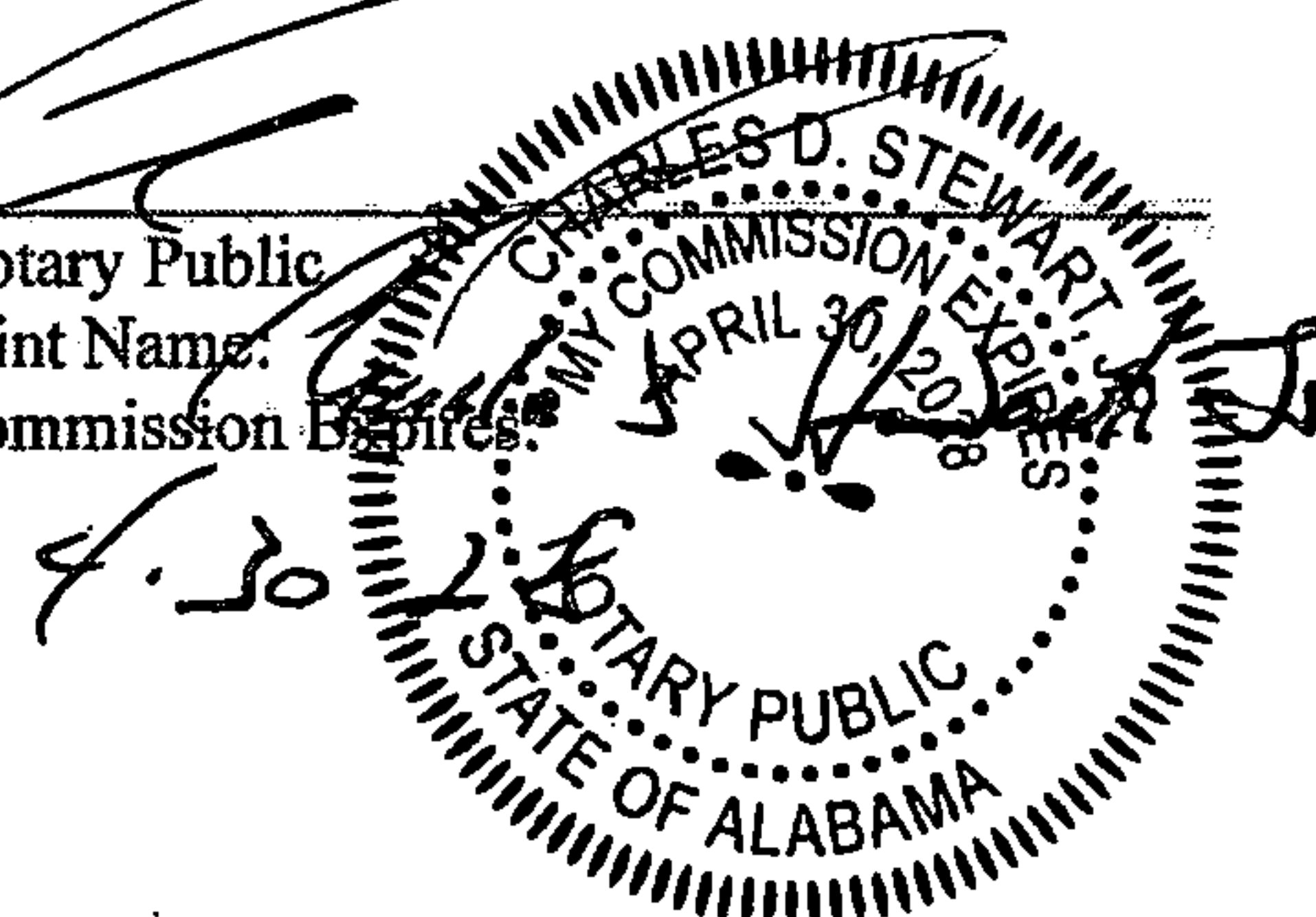

Randolph Guy Glover, Jr.

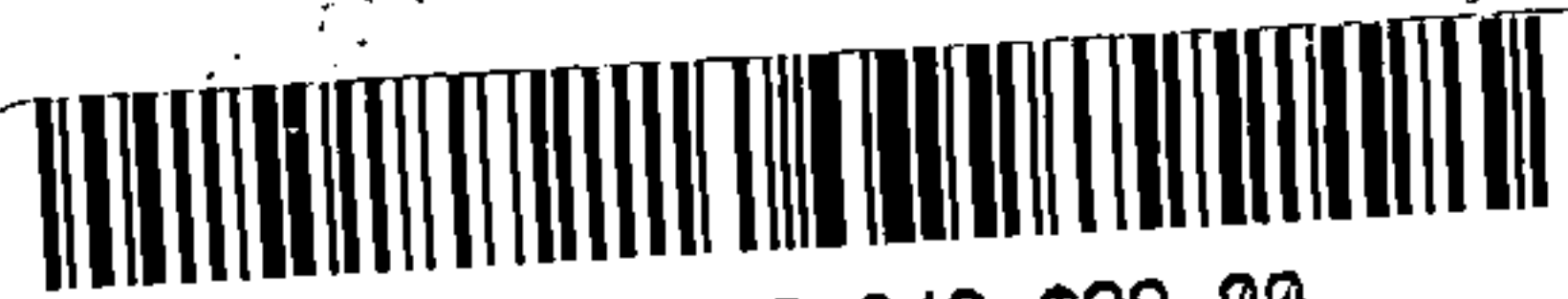
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather Goff and Randolph Guy Glover, Jr. whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of September, 2025.

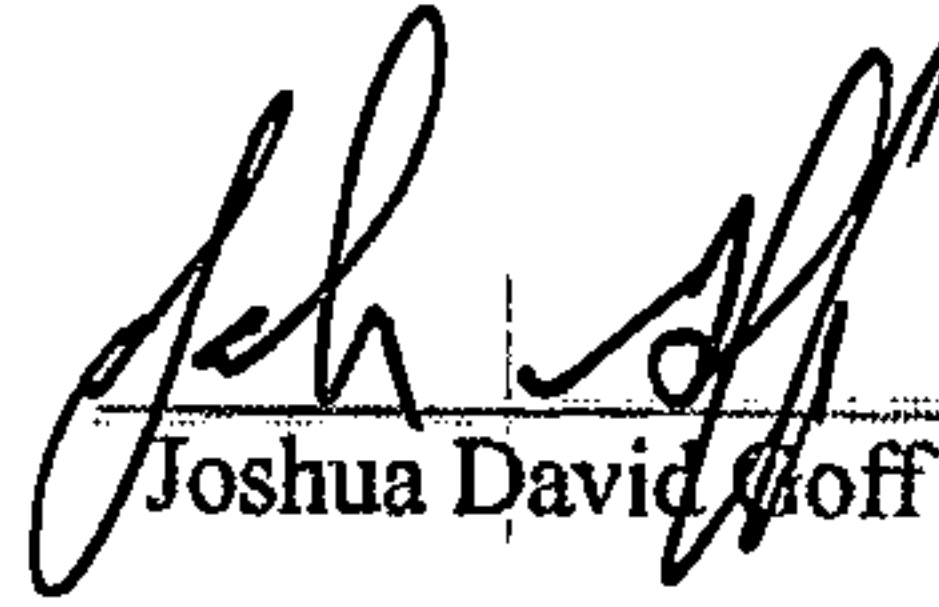

Notary Public
Print Name:
Commission Expires:





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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 8 day of September, 2025.


Joshua David Goff

STATE OF ALABAMA
COUNTY OF Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua David Goff whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of September, 2025.


Notary Public
Print Name: Christopher Justin Story
Commission Expires: 7/22/2028

CHRISTOPHER JUSTIN STORY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 07/22/28