

JAMES F. BURFORD, III, Suite 2900

300 Vestavia Office Park, Bham, AL 35216

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

19800722000080180 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/22/1980 00:00:00 FILED/CERTIFIED

That in consideration of Sixty Thousand and 04/100 (\$60,000.04)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Ruby W. Sanders and husband, Wiley Sanders

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

Randall H. Goggans and Holly H. Goggans

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 34 and the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 35, all in Township 20 South Range 1 East and containing 120 acres more or less. Situated in Shelby County, Alabama.

Subject to:

1. All assessments and taxes for the year 1980 and all subsequent years.
2. Transmission Line Permits to Alabama Power Company recorded in Deed Book 133, page 275 and Deed Book 238, page 38 in Probate Office of Shelby County, Alabama.
3. Oil, gas and mineral lease dated May 29, 1980, to Amoco Production Company as shown by instrument recorded in Deed Book 327, page 222 in Probate Office of Shelby County, Alabama.

The grantor, Ruby W. Sanders, is one and the same person as Ruby W. Brannon, one of the grantees in that certain deed recorded in Deed Book 132, Page 312 of the office of the Judge of Probate of Shelby County, Alabama.

\$48,387.50 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

See Mtg - 404 - 144
See Deed - 1200
Rec. 150
Int. 100
1450

JUL 22 11:12

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~we~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~my~~ (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, we have hereunto set our hand and seal, this 15 day of July, 19 80.

WITNESS:

Ruby W. Sanders
RUBY W. SANDERS

Wiley Sanders
WILEY SANDERS

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, JAMES F. BURFORD, III, hereby certify that Ruby W. Sanders and husband, Wiley Sanders whose name signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State,

are known to me, acknowledged before have executed the same voluntarily

Given under my hand and official seal this 15 day of July

James F. Burford III
Notary Public