

THIS INSTRUMENT PREPARED

NAME JAMES F. BURFORD, III

19800818000090670 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/18/1980 00:00:00 FILED/CERTIFIED

ADDRESS Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 35216

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.

That in consideration Twenty Three Thousand Seven Hundred Fifty and no/100 (\$23,750.00) DOLLARS

to the undersigned grantor A. G. Gardner and wife, Mildred Gardner

in hand paid by Randall H. Goggans

the receipt whereof is acknowledged we

the said A. G. Gardner and wife

do grant, bargain, sell and convey unto the said Randall H. Goggans

the following described real estate, situated in Shelby

County, Alabama,

to-wit:

The W $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 20, Range 1 West, Shelby County, Alabama, LESS AND EXCEPT that certain parcel of land from Roy Gardner and wife, Reathie Gardner to Dr. Charles F. Lewis and Isabelle B. Lewis by instrument recorded in Deed Book 219, page 549, in the Probate office of Shelby County, Alabama, more particularly described as follows: Commencing at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 5, Township 20 South, Range 1 West; thence, North 2 degrees 00 minutes West (Magnetic Bearing) along the East boundary of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 1193.56 feet to a point; thence continue North 2 degrees 00 minutes West from said point (Being the point of beginning of the triangular parcel of land herein described) a distance of 126.44 feet to a point (being NE corner of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$) thence North 85 degrees 50 minutes East (MB) along the North boundary of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 5, Township 20 South, Range 1 West, a distance of 191.02 feet to a point; thence South 53 degrees 00 minutes West (MB) a distance of 233.03 feet to the point of beginning; said triangular parcel of land contains 0.277 acre; said triangular parcel of land was surveyed by James L. Ray, Jr., Reg. CE and LS 1841.

Subject to: (1) General and special taxes for the year 1980 and thereafter.
(2) All oil, gas and other minerals in, on and under the subject property reserved by former owners.

\$10,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And ~~I~~ (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 ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (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 s, this 13th day of August, 19 80.

WITNESS: Deed C 1400
Rec 150
Ind 100

A. G. Gardner
A. G. GARDNER

Mildred Gardner
MILDRED GARDNER

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that A. G. GARDNER and wife, MILDRED GARDNER whose name s are signed to the foregoing conveyance, and who are me on this day, that, being informed of the contents of the conveyance have on the day the same bears date.

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

know to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this 13th day of August

A. D. 19 80.

Notary Public