

THIS INSTRUMENT PREPARED

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Shelby Cnty Judge of Probate, AL  
05/07/1981 00:00:00 FILED/CERTIFIED

NAME JAMES F. BURFORD, III, Suite 2900

ADDRESS 300 Vestavia Office Park, Birmingham, AL 35216

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.

That in consideration 1,000.00 Equity

to the undersigned grantor Randall H. Goggans & Wife, Holly H. Goggans

in hand paid by James F. Burford, III

the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said James F. Burford, III an undivided  $\frac{1}{2}$  interest in

the following described real estate, situated in Shelby

County, Alabama

to-wit:

A  $17\frac{1}{2}$  acre strip of land of equal width across the North side of N $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 11, Township 21, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

1. Mortgage from Jane W. Templin to First National Bank of Columbia recorded in Mortgage Book 405 Page 320, Judge of Probate, Shelby County, Alabama.
2. Taxes for the year 1981 and thereafter.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107, Page 200 and in Deed Book 130 Page 65.
4. Permit to South Central Bell Telephone Company as shown by instrument recorded in Deed Book 313 Page 734 in Probate Office.
5. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 224, Page 832 in Probate Office.
6. Mortgage to Jane W. Templin executed by grantors on April 24, 1981 and securing \$9,020.16.

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

And ~~x~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the GRANTEES, their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from 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 S, this day of April, 19 81.

WITNESS:

James F. Burford, III

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

DEED 1.00

REC. 1.50

1981 MAY -7 AM 10:04

FILED 1.00

350

RANDALL H. GOGGANS

HOLLY H. GOGGANS

State of ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for the State of Alabama, hereby certify that Randall H. Goggans and wife, Holly H. Goggans whose names are signed to the foregoing conveyance, and who are known to me on this day, that, being informed of the contents of the conveyance have executed the same on the day the same bears date.

Given under my hand and official seal this 24th day of April