

352
WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seven Thousand Six Hundred Seventy Dollars and eighty-eight cents (\$7,670.88) equity to the undersigned grantors in hand paid by the grantees herein, the receipt hereof is acknowledged, we, RANDALL H. GOGGANS and wife, HOLLY H. GOGGANS and JAMES F. BURFORD, III, and wife, SALLY H. BURFORD, (herein referred to as grantors) do grant, bargain, sell, and convey unto MICHAEL DENSMORE and ELAINE L. DENSMORE, a one-half undivided interest 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; and unto MELVIN KEN DENSMORE and DIANE P. DENSMORE, a one-half undivided interest 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:

A 17½ acre strip of land of equal width across the North side of the North half of the Southwest Quarter of Section 11, Township 21, Range 1 East, Shelby County, Alabama. More specifically described by survey attached as Exhibit "A"
SUBJECT TO:

1. Taxes for the year 1982 and thereafter.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107, Page 200, and Deed Book 130, Page 65 in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Shelby County by instrument recorded in Deed Book 224, Page 832 in the Probate Office of Shelby County, Alabama.
4. Easement to South Central Bell, as shown by instrument recorded in Deed Book 313, Page 734, in the Probate Office of Shelby County, Alabama.

The grantees herein expressly assume and agree to pay the following two (2) mortgages encumbering the demised property:

1. Mortgage from Jane W. Templin to First National Bank of Columbiana, dated August 29, 1980, and recorded in Mortgage Book 405, Page 320, with a present principal balance of \$1,690.24.

338 424

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2. Mortgage from Randall H. Goggans, a married man, to Jane W. Templin, dated April 24, 1981, and recorded in Mortgage Book 411, Page 790, which was assigned to Walling Keith, Jr., and David Bates, in Miscellaneous Book 42, Page 837, with a present principal balance of \$8,638.88.

TO HAVE AND TO HOLD, to the said grantees, MICHAEL DENSMORE and ELAINE L. DENSMORE 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 a one-half undivided interest in said property; and to have and to hold to the said grantees, MELVIN KEN DENSMORE and DIANE P. DENSMORE 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, a one-half undivided interest in said property.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless hereinabove excepted; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals this

4 day of March, 1982.

Randall H. Goggans
Jane W. Templin
Walling Keith, Jr.
David Bates

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDALL H. GOGGANS and wife, HOLLY H. GOGGANS and JAMES F. BURFORD, III and wife, SALLY H. BURFORD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

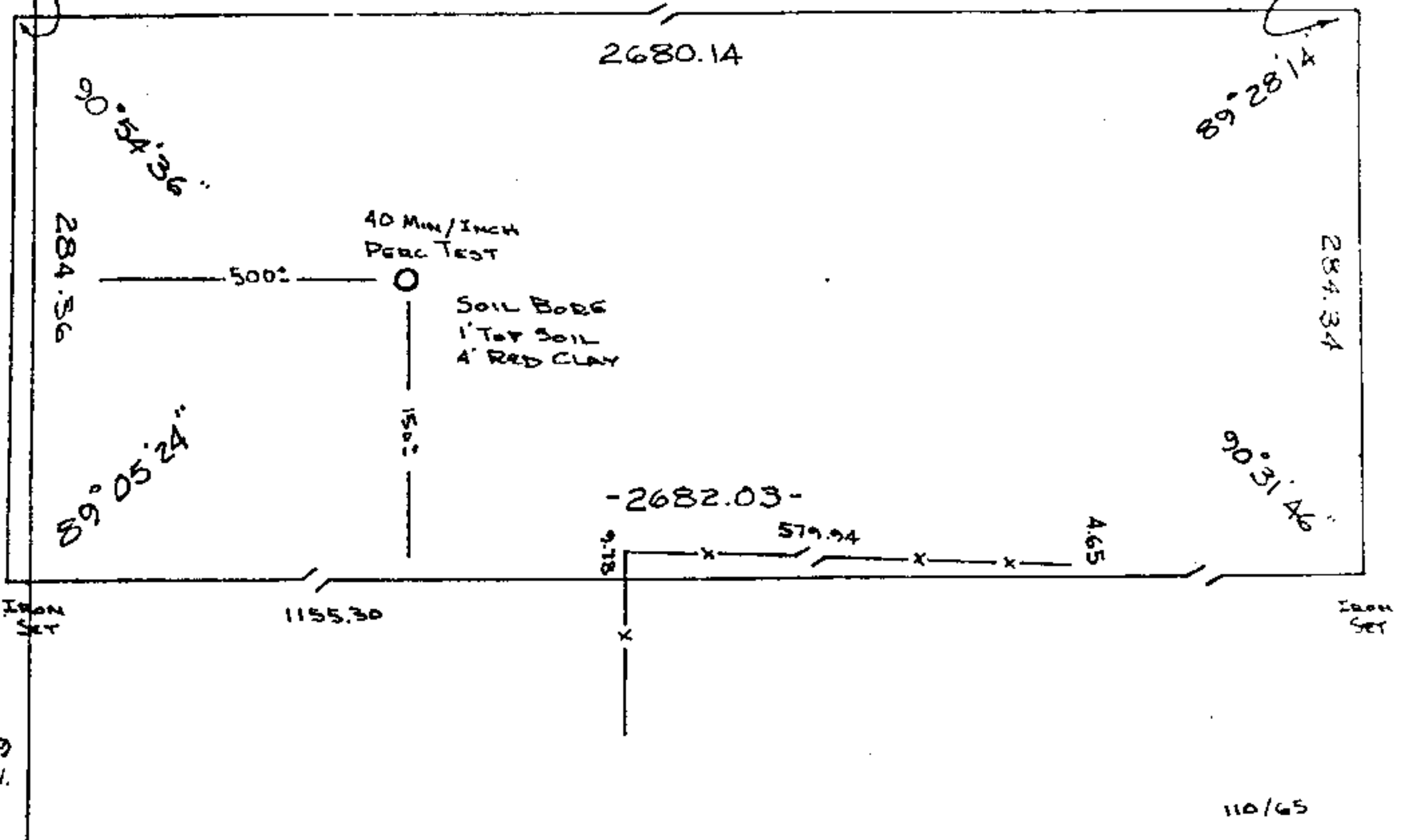
Given under my hand and seal, this the 4 day of March, 1982.

James F. Burford, III
NOTARY PUBLIC

BOOK 338 PAGE 426

N.W. COR. OF NW 1/4 OF SW 1/4
 SEC 11, T-21 S, R-1 E
 Fd. #6 IRON

N.E. COR. OF N.E. 1/4 OF SW 1/4
 SEC. 11, T-21 S, R-1 E.
 Fd #11 IRON



STATE OF ALABAMA
 SHELBY COUNTY

I, Johnye Horton, a Registered Land Surveyor, do hereby certify that this is a true and correct map or plat, to the best of my knowledge, of the following described property:

A parcel of land containing 17.50 acres, more or less, located in the N 1/2 of the SW 1/4 of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the NW corner of the SW 1/4 of said Section 11;
 Thence run South along the West Section line a distance of 284.36 feet;
 Thence turn left 90° 54' 36" and run parallel with the North line of the SW 1/4 a distance of 2682.03 feet to the East line of the NE 1/4 of the SW 1/4;
 Thence turn left 89° 28' 14" along said East line a distance of 284.34 feet to the NE corner of the NE 1/4 of the SW 1/4;
 Thence turn left 90° 31' 46" along the North line of the SW 1/4 a distance of 2680.14 feet to the point of beginning. Less and except that part within the R.O.W.

According to my Survey this 2nd-day of March, 1982.

Johnye Horton
 JOHNYE HORTON
 RLS #12496
 Rt. 4, Box 90
 Montevallo, Al. 35115
 605-4415

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 DOCUMENT WAS FILED
 1982 MAR -9 AM 9:21

F. P. ...
 JUDGE OF PROBATE

Recd TAX 8.00
 Rec 7.00
 Ind 1.00
 16.00