

This Instrument Prepared By:  
 James F. Burford, III  
 Suite 200, 100 Vestavia Office Park  
 Birmingham, Alabama 35216

Send Tax Notice To:

✓ Mr. Lloyd Smith  
 Route 2 Box 73  
 Springville, AL. 35146

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )  
 COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Fifty Thousand and No/100 Dollars (\$50,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, Randall H. Goggans, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Lloyd Smith and Darlene W. Smith (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:

A part of Parcel G of Tract Eight Subdivision, as recorded in Map Book 10, Pages 21 and 22 in the Probate Office of Shelby County, Alabama, being described as follows: The South 1/2 of the SE 1/4 of the SW 1/4, of Section 9, Township 20 South, Range 1 West, Shelby County, Alabama. Also known as Lot 6, Crossbrook Farms, Third Sector, to be recorded with the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: A 40' easement is reserved for a roadway and utilities. The easement is described as follows: Begin at the Northwest corner of the S 1/2 of the SE 1/4 of the SW 1/4 of Section 9, Township 20 South, Range 1 West. From point of beginning run South along West line of said 1/4-1/4 Section a distance of 40'. Thence turn left and run easterly and parallel with North line of said 1/4-1/4 Section a distance of 755.31' to a point. Thence turn left and run North to a point on the North line of said 1/4-1/4 Section. Thence run West along North line of said 1/4-1/4 Section to the point of beginning.

BOOK 251 PAGE 362

SUBJECT TO: (1) Taxes due in the year 1989 and thereafter. (2) Reservations as to easement for ingress and egress as set out in instrument recorded in Real 171, Page 847 in Probate Office of Shelby County, Alabama. (3) Declaration of Restrictive Covenants for Crossbrook Farms, Third Sector.

Mineral and mining rights are hereby quitclaimed to Grantee but are not warranted.

The property conveyed herein is not the homestead of Grantor.

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 I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal,  
this 31<sup>st</sup> day of July, 1989.

Randall H. Goggans (Seal)  
Randall H. Goggans

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, a married man, whose name is signed to the foregoing  
conveyance, and who is known to me, acknowledged before me on  
this day, that, being informed of the contents of the conveyance,  
has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of July,  
1989.

Anders J. Beal  
Notary Public

My Commission Expires: 8/20/91

BOOK 251 PAGE 363

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 AUG 15 AM 11:09

Thomas A. Shanks, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$50.00

2. Mig. Tax

3. Recording Fee \$5.00

4. Indexing Fee 3.00

TOTAL \$9.00