

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

Send Tax Notice To:
RANDALL H. GOGGANS
150 OLD TOWN RD
B'ham, AL
35216

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Thousand and No/100 Dollars (\$50,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, JERRY D. OWEN, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto RANDALL H. GOGGANS, an undivided one-half (1/2) interest and STEPHEN E. LAMBERT, an undivided one-half (1/2) interest (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The NE 1/4 of SE 1/4, Section 19, Township 20 South,
Range 1 East, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1993 and thereafter; (2) Any portion of the property conveyed lying within a public road; (3) Grantor herein quitclaims all minerals underlying the conveyed property and mining rights and privileges belonging thereto, however, there is no warranty with regard to such mineral and mining rights.

The property conveyed herein is not the homestead of the Grantor.

\$30,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, their successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we 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 Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 2 day of JUNE, 1993.


Jerry D. Owen

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JERRY D. OWEN, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of June, 1993.


Notary Public

My Commission Expires: 3-1-94

06/08/1993-16530
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 26.50

Inst # 1993-16530