

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

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty-Three Thousand and No/100 Dollars (\$83,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, JAMES DONALD RASCO and wife, BETTY L. RASCO (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto RANDALL H. GOGGANS (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1993 and thereafter; (2) Transmission line permits to Alabama Power Company as recorded in Deed Book 202, Page 375; Deed Book 240, Page 846; Deed Book 131, Page 554; and Deed Book 239, Page 208, in Probate Office; (3) Right of way to Shelby County as recorded in Deed Book 207, Page 12, in Probate Office.

\$58,000.00 of the consideration recited herein was derived from two purchase money mortgages executed simultaneously with the delivery of this deed.

Grantors herein expressly agree to indemnify and hold harmless Grantee, his successors and assigns from any loss or damage arising from the claim against the Estate of Maggie Morse, Deceased, in favor of Dr. Joe D. Melonie, M.D..

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that we are 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 we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals, this the 5th day of August, 1993.

James Donald Rasco
James Donald Rasco

Betty L. Rasco
Betty L. Rasco

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, said State, hereby certify that JAMES DONALD RASCO and wife, BETTY L. RASCO, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of August, 1993.

Janet F. Parson
Notary Public
My Commission Expires: 10/10/96

Inst # 1993-24671

8/18/1993-24671
03:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 REC 38.50

EXHIBIT A'

Begin at the SE corner of the NE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 1 East; thence run North along the East line thereof 1322.45 feet to the NE corner of said 1/4-1/4 Section; thence 88 degrees 42 minutes left run Easterly 1290.94 feet; thence 91 degrees 46 minutes 32 seconds left run Southerly 1244.4 feet; thence a measured angle of 91 degrees 43 minutes 45 seconds right run a measured distance of 448.94 feet to the Easterly right of way of County Road #49 and a point of curve to the left, having a radius of 346.72 feet, a central angle of 18 degrees 38 minutes; thence turn 126 degrees 44 minutes 34 seconds left to tangent run along said curve and right of way 112.76 feet to a point of curve to the left, having a radius of 2506.67 feet, a central angle of 3 degrees 13 minutes 20 seconds; thence continue along said right of way and run along said curve 140.97 feet; thence continue along last described course 282.81 feet; thence 66 degrees 42 minutes 33 seconds left run Northeasterly 386.6 feet to the South line of said 1/4-1/4 Section; thence 35 degrees 21 minutes 04 seconds right run along said South line thereof 975.36 feet to the point of beginning. Situated in Shelby County, Alabama. According to survey of Thomas E. Simmons, RLS#12945, dated July 20, 1993.

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