

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

Send Tax Notice To:
Pelham 4 Partners
c/o Edgar M. Stover
P. O. Box 360385
Birmingham, Alabama 35236

Inst # 1993-31405

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Eighty-Nine Thousand Nine Hundred Fifteen and No/100 Dollars (\$389,915.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, BUCKRIDGE PARTNERS, AN ALABAMA GENERAL PARTNERSHIP (Parcel I as set forth on Exhibit "A") and RANDALL H. GOGGANS, a married man (Parcel II as set forth on Exhibit "A") (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto PELHAM 4 PARTNERS, AN ALABAMA GENERAL PARTNERS, (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 1994 and thereafter;
(2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 101, Page 506 in Probate Office;
(3) Right(s)-of-Way(s) granted to Postal Telephone Cable Company by instrument(s) recorded in Deed 80, Page 37 in Probate Office.

\$ 359915.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

James F. Burford, III and Rex V. Alexander are the only partners in Buckridge Partners, an Alabama General Partnership.

The property conveyed herein is not the homestead of Randall H. Goggans.

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

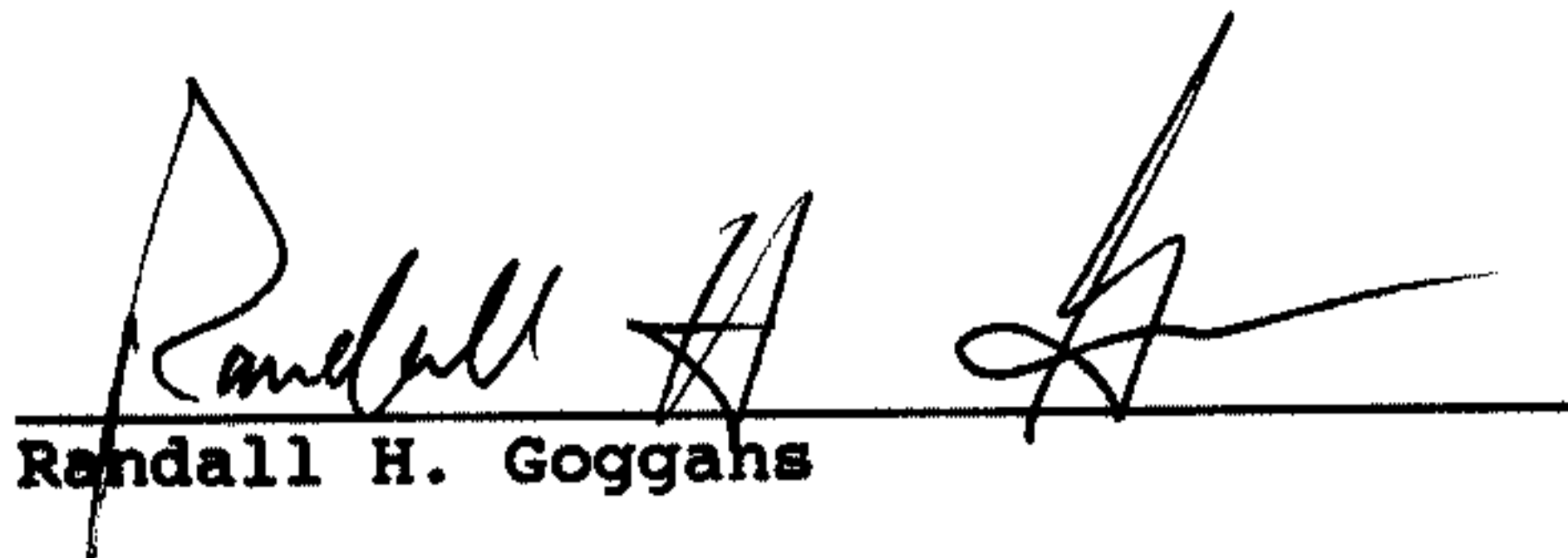
And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, BUCKRIDGE PARTNERS, AN ALABAMA GENERAL PARTNERSHIP and RANDALL H. GOGGANS have hereunto set their hands and seals, this the 5 day of OCTOBER, 1993.

BUCKRIDGE PARTNERS,
AN ALABAMA GENERAL PARTNERSHIP

By: Rex V. Alexander
Rex V. Alexander
Its: General Partner

By: James F. Burford, III
James F. Burford, III
Its: General Partner

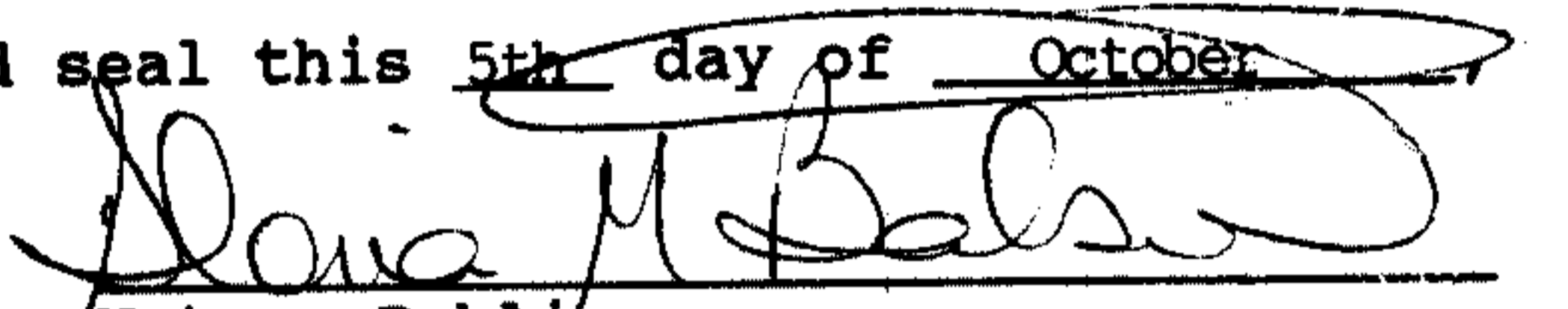

Randall H. Goggans

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that REX V. ALEXANDER and JAMES F. BURFORD, III, whose names as General Partners of BUCKRIDGE PARTNERS, AN ALABAMA GENERAL PARTNERSHIP, a partnership, is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 5th day of October, 1993.


Notary Public
My Commission Expires 10-5-96 MY COMMISSION EXPIRES 10-5-96

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and in said State, hereby certify that RANDALL H. GOGGANS, a married man, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of October, 1993.

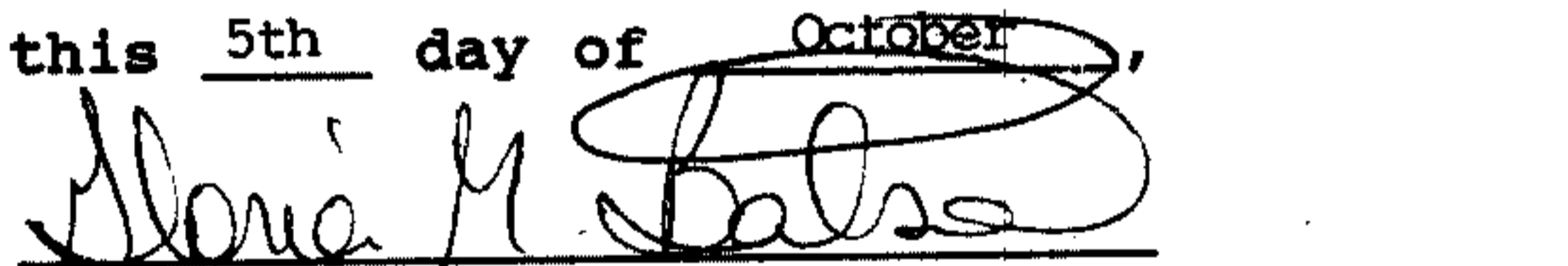

Notary Public
My Commission Expires: 10-5-96 MY COMMISSION EXPIRES 10-5-96

EXHIBIT A BUCKLEDGE + 6066 AM
TO PALHAM 4 PARCELS

PARCEL I

Commencing at the Northwest corner of Section 6, Township 20 South, Range 2 West; thence S47 deg. 50'54"E a distance of 1510.70'; thence S82deg.15'29"E a distance of 391.86'; thence S07 deg. 44'31"W a distance of 200.21'; thence S10 deg. 21'16"W a distance of 191.83' to the POINT OF BEGINNING of parcel B-2; thence S18 deg. 19'07"W a distance of 149.64'; thence S21 deg. 21'03"W a distance of 200.70'; thence N68 deg. 40'45"W a distance of 246.15'; thence N64 deg. 51'28" W a distance of 100.33' to the Easterly Right-of-way of U.S. Highway No. 31; thence Northerly and along said Right-of-way a distance of 259' more or less; thence S82 deg. 15'29"E a distance of 377' more or less to the point of beginning.

PARCEL II

Commencing at the Northwest corner of Section 6, Township 20 South, Range 2 West; thence S47 deg. 50'54"E a distance of 1510.70'; thence S82 deg. 15'29"E a distance of 391.86'; thence S07 deg. 44'31"W a distance of 200.21' to the POINT OF BEGINNING of parcel B-1; thence N82 deg. 15'29" W a distance of 377.07' to the Easterly Right-of-way of U. S. Highway No. 31; thence Southerly and along said Easterly Right-of-way a distance of 191' more or less; thence S82 deg. 15'29"E and leaving said Right-of-way a distance of 377' more or less; thence N10 deg. 21'16"E a distance of 191.83' to the point of beginning.

Inst # 1993-31405

10/11/1993-31405
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 43.50