

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:

JUDY DEAN
50 HUNTERS CIRCLE
V.P. OF MANASSA CIRCLE
#1 HUNTERS CIRCLE PKWY
B'ham AL.

Inst # 1997-25036

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Five Thousand and no One Hundredths Dollars (\$105,000.00), to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I/we, Randall H. Goggans, a married man (herein referred to as Grantors), do grant, bargain, sell and convey unto G. Remington Dean and Judy B. Dean (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:

See Exhibit A attached hereto and incorporated by reference herein.

\$5000.00 OF THE CONSIDERATION WAS DEDUCTIBLE FROM A MORTGAGE
LOAN.
Together with the following easements:

(1) A non-exclusive, perpetual easement, running with the land, for vehicular and pedestrian ingress and egress and for utilities over and across the real property located in Shelby County Alabama which is more particularly described on Exhibit B attached hereto and incorporated by reference herein; and (2) an exclusive perpetual easement, running with the land, for vehicular and pedestrian ingress and egress and for utilities over and across the real property located in Shelby County Alabama which is more particularly described on Exhibit C attached hereto and incorporated by reference herein.

SPECIAL NOTE WITH RESPECT TO EASEMENTS: it is expressly understood that the easements set forth in paragraphs 1 and 2 above, and described on Exhibits B and C attached hereto with respect to Grantees, their heirs, successors or assigns are only for the benefit of the real property described on Exhibit A attached hereto and incorporated by reference herein. Nothing contained in this paragraph shall be construed to prohibit Grantor, his heirs, successors or assigns from using the easement described on Exhibit B attached hereto and incorporated by reference herein in as much as said easement is a non-exclusive. Grantor represents and warrants that the driveway accessing the property on Exhibit A is entirely located within the boundaries described on Exhibits A, B and C attached hereto.

THE PROPERTY CONVEYED IS NOT THE HOMESTEAD OF
GRANTOR OR HIS SPOUSE.

SUBJECT TO: (1) Taxes due in the year 1997 and thereafter;
(2) Easements as shown by recorded plat, including 7.5 feet on the

Southwest side next to Lot 1 of twin Oaks Subdivision and on the Northeasterly side of said Lot 1. (3) Transmission Line Permit(s) to Alabama Power Company as shown by instruments recorded in Deed Book 112, page 53; Deed Book 306, page 398; Deed Book 148, page 12; Deed Book 134, page 123 and as shown on survey of R.C. Farmer & Associates, Inc. dated March 24, 1997 in the Probate Office.

(4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Deed Book 330 page 621 in Probate Office. (5) Riparian Rights, if any, in and to the use of Yellow Leaf Creek. (6) Flood Plane location as shown on survey of R.C. Farmer & Assoc., Inc. dated March 24, 1997. (7) Location of Yellow Leaf Creek and a branch as shown on survey of R.C. Farmer & Associates, Inc. dated March 24, 1997. (8) Any loss, claim, expense, cost and attorney's fee based on, or arising from any overlap, gore, gap, or boundary line is disputed along the Northeasterly or Northerly lines of the land. (9) Rights of others to use above described easements.

IN WITNESS WHEREOF, the undersigned, Randall H. Goggans, here hereunto set his/her/its/their hand(s) and seal(s), this the 4 day of August, 1997.

Randall H. Goggans

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of August, 1997.

[Signature]
Notary Public
My Commission Expires: 3-1-98

EXHIBIT A

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West, more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West; thence North 00 deg. 07 min. 39 sec. West for a distance of 401.27 feet to the point of beginning; thence North 00 deg. 07 min. 39 sec. West for a distance of 263.73 feet; thence North 00 deg. 10 min. 20 sec. West for a distance of 630.33 feet; thence North 88 deg. 05 min. 47 sec. East for a distance of 371.67 feet; thence South 01 deg. 55 min. 47 sec. East for a distance of 69.00 feet; thence South 41 deg. 48 min. 10 sec. East for a distance of 139.13 feet; thence South 35 deg. 04 min. 28 sec. East for a distance of 466.61 feet; thence South 73 deg. 16 min. 29 sec. West for a distance of 66.87 feet; thence South 16 deg. 12 min. 08 sec. East for a distance of 195.00 feet; thence South 26 deg. 11 min. 08 sec. East for a distance of 109.16 feet; thence South 21 deg. 33 min. 41 sec. West for a distance of 63.88 feet to a point on a curve to the left having a central angle of 89 deg. 50 min. 10 sec. and a radius of 55.00 feet, said curve subtended by a chord bearing North 28 deg. 15 min. 05 sec. West and a chord distance of 77.67 feet; thence along the arc of said curve for a distance of 86.24 feet to the end of said curve; thence North 26 deg. 12 min. 04 sec. West for a distance of 78.95 feet; thence North 16 deg. 13 min. 04 sec. West for a distance of 85.64 feet; thence South 80 deg. 15 min. 09 sec. West for a distance of 55.35 feet; thence South 42 deg. 02 min. 23 sec. West for a distance of 50.60 feet; thence South 81 deg. 17 min. 19 sec. West for a distance of 228.73 feet; thence South 20 deg. 02 min. 10 sec. West for a distance of 75.43 feet; thence North 80 deg. 37 min. 46 sec. West for a distance of 92.45 feet; thence South 71 deg. 52 min. 33 sec. West for a distance of 231.61 feet to the point of beginning; being situated in Shelby County, Alabama.

Notwithstanding the foregoing description there is no warranty as to any portion of the above described property lying within Yellowleaf Creek or for any property lying North and Northeasterly of said creek.

EXHIBIT B

STATE OF ALABAMA
SHELBY COUNTY

JULY 18, 1997

25' EASEMENT

A 25' WIDE STRIP OF LAND LOCATED IN THE NE1/4-NW1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 21, TWIN OAKS, AS RECORDED IN MB 22, PG 108, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE N 43DEG 00' 43" W A DISTANCE OF 101.81' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 118.83'; THENCE S 21DEG 33' 41" W A DISTANCE OF 27.68'; THENCE S 43DEG 00' 43" E A DISTANCE OF 106.94'; THENCE N 46 DEG 59' 17" E A DISTANCE OF 25.00' TO THE POINT OF BEGINNING.

EXHIBIT C

STATE OF ALABAMA
SHELBY COUNTY

JULY 18, 1997

EASEMENT

A PARCEL OF LAND LOCATED IN THE NE1/4-NW1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF LOT 2, TWIN OAKS, AS RECORDED IN MB 22, PG 108, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE N 42DEG 02' 23" E A DISTANCE OF 30.99' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 19.61'; THENCE N 80DEG 15' 09" E A DISTANCE OF 55.35'; THENCE S 16DEG 13' 04" E A DISTANCE OF 54.54'; THENCE N 60DEG 35' 13" W A DISTANCE OF 40.11'; THENCE N 79DEG 41' 42" W A DISTANCE OF 48.77' TO THE POINT OF BEGINNING.

Inst # 1997-25036

08/07/1997-25036
03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
MCD 38