

This Instrument Prepared By:  
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Birmingham, Alabama 35226

Send Tax Notice To:

Steve Lambert  
PO Box 381025  
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**WARRANTY DEED** Inst. # 1998-22709

STATE OF ALABAMA )  
SHELBY COUNTY )

06/18/1998-22709  
10:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003, 004 09.30

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, RANDALL H. GOGGANS, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto STEPHEN E. LAMBERT (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit "A" attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 1998 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owed by the Grantor.

The Property conveyed herein is not the homestead of the Grantor or his spouse.

The Property conveyed is subject to the City of Pelham, Alabama Zoning Classification of M-1, accordingly, the Property and any improvements or use on the Property shall at all time comply with such Zoning Classification and the rules and regulations pertaining thereto.

Grantor represents and warrants that there are no municipal assessments or sewer assessments owing the City of Pelham or any other Governmental authority with respect to the above described Property.

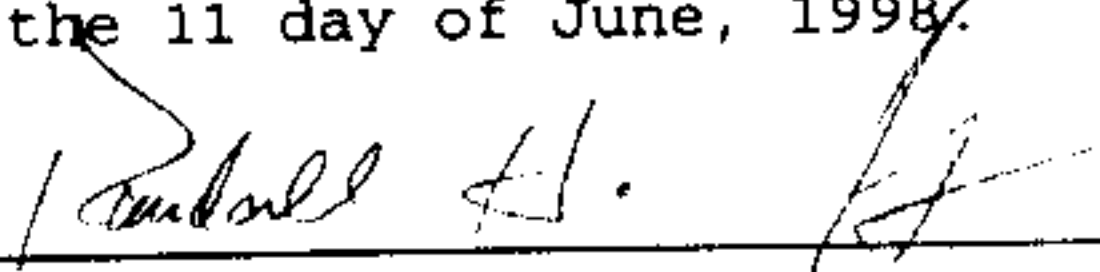
The Property conveyed herein is depicted on Preliminary Plat of Oak Mountain Business Park as drawn by R. C. Farmer & Associates said drawing being dated September 22, 1997 (the Map). The Property conveyed herein is Lot 19 as shown on the Map. Also conveyed herein is a non-exclusive, perpetual easement, running with the land, for ingress, egress, drainage and utilities over and across Applegate Cove and Applegate Parkway as shown on the Map. Grantor retains the unilateral right to dedicated Applegate Cove and Applegate Parkway as shown on the Map to a Governmental authority as a public road.

**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, their 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, RANDALL H. GOGGANS, has hereunto set his hand and seal, this the 11 day of June, 1998.

  
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, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11 day of JUNE, 1998.

  
Notary Public

My Commission Expires: 6.11.98

EXHIBIT 'A'

State of Alabama  
Shelby County

June 9, 1998

## Lot 19

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 19, Township 20 South, Range 2 West, thence run N 89deg 27'39"W a distance of 697.84'; thence S 20deg 45'01"E a distance of 139.34' to the POINT OF BEGINNING; thence continue along the last described course a distance of 230.23'; thence S 78deg 34'43"W a distance of 443.63' to a curve on the East R.O.W. line of the proposed Applegate Cove; thence right along said curve to the left having a radius of 230.00' a chord bearing N 6deg 33'41"W for a distance of 102.70'; thence N 19deg 21'42"W a distance of 56.15' to the point of a curve to the right having a radius of 40.00' a chord bearing N 03deg 25'59"E, and an arc length of 31.82' to the point of a curve to the left having a radius of 60.00' a chord bearing of N 07deg 10'27"E, and an arc length of 39.89'; thence N 78deg 07'43"E a distance of 385.01' to the POINT OF BEGINNING. Containing 2.16 acres, more or less.

**ALSO SUBJECT TO:**

~~Also~~, the North 1/2 of a 50.00' wide easement lying 25.00' North of the southern most boundary line of above described parcel. Said easement having a centerline bearing of N 78deg 34'43"E and a length of 443.63'.

THE FOREGOING PROPERTY IS TO BE KNOWN AS  
LOT 19 OAK MOUNTAIN BUSINESS PARK

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003 SNA 83.50