

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

Send Tax Notice To:  
STRONG CAPITAL PARTNERS, LTD  
% MICHAEL H. STRONG  
2000 SOUTHBRIDGE PKWY  
BIRMINGHAM, AL.  
35209

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollars (\$1,125.00), 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 Strong Capital Partners, LTD (herein referred to as Grantee, whether ~~one or~~ more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 1999 and thereafter (including any matters relating to the fact that the property is subject to a current-use assessment); (2) easements, restrictions, roads and rights-of-way of record or in evidence by use; (3) mineral and mining rights not owned by the Grantor; (4) rights of others to use 60' right-of-way for an unnamed county gravel road as shown on the survey of Joe Mullins dated October 1995.

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

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

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his 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 I 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, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Randall H. Goggans, hereunto set his hand and seal, this the 17 day of February, 1999.

Randall H. Goggans  
Randall H. Goggans

STATE OF ALABAMA )  
COUNTY OF Shelby )

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 17 day of Feb, 1999.

[Signature]  
Notary Public  
My Commission Expires: 3/1/2000

02/23/1999-07602  
02:54 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NEL 1136.00

02/23/1999-07602  
CERTIFIED  
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# EXHIBIT A

## GO660NS TO STRONG CAPITAL PARTNERS, LTD

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 1, and the NW 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 2 West and in the SW 1/4 of the NE 1/4 of Section 35 and the SE 1/4 of Section 35, Township 20 South, Range 2 West in Shelby County, Alabama, described as follows:

Commence at the SE corner of Section 35, Township 20 South, Range 2 West, said point also being the point of beginning; thence North 04 deg. 12 min. 11 sec. West for a distance of 2646.37 feet; thence North 83 deg. 50 min. 09 sec. West for a distance of 1407.72 feet; thence North 01 deg. 43 min. 01 sec. West for a distance of 764.58 feet; thence North 89 deg. 06 min. 45 sec. West for a distance of 363.00 feet; thence North 01 deg. 43 min. 01 sec. West for a distance of 600.62 feet; thence North 89 deg. 06 min. 45 sec. West for a distance of 955.25 feet; thence South 02 deg. 47 min. 51 sec. East for a distance of 1383.25 feet; thence South 02 deg. 46 min. 58 sec. East for a distance of 1401.74 feet; thence South 02 deg. 50 min. 55 sec. East for a distance of 1333.74 feet; thence South 88 deg. 53 min. 16 sec. East for a distance of 1385.25 feet; thence South 01 deg. 19 min. 46 sec. East for a distance of 1330.80 feet; thence South 88 deg. 30 min. 46 sec. East for a distance of 237.32 feet; thence North 01 deg. 19 min. 45 sec. West for a distance of 600.00 feet; thence South 88 deg. 30 min. 46 sec. East for a distance of 450.69 feet; thence North 15 deg. 32 min. 48 sec. East for a distance of 444.04 feet; thence South 88 deg. 32 min. 34 sec. East for a distance of 549.67 feet; thence South 88 deg. 32 min. 35 sec. East for a distance of 163.73 feet to a point on the centerline of Shelby County Highway 331 (Prescriptive Use Right of Way); thence North 12 deg. 14 min. 51 sec. East along said centerline for a distance of 67.15 feet to a point on a curve to the left having a central angle of 27 deg. 05 min. 55 sec. and a radius of 350.00 feet, said curve subtended by a chord bearing North 04 deg. 37 min. 58 sec. West and a chord distance of 164.00 feet; thence along said centerline and along the arc of said curve for a distance of 165.54 feet; thence North 20 deg. 21 min. 11 sec. West along said centerline for a distance of 82.17 feet; thence South 89 deg. 10 min. 57 sec. West and leaving said centerline for a distance of 143.67 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT a prescriptive use right of way for Shelby County Highway 331.

LESS AND EXCEPT any part lying within right of way(s) and/or easement(s).

Inst # 1999-07602

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