

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

Send Tax Notice To:
Werner H. Beiersdoerfer
1025 Highway 54
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Forty-five Thousand and No/100 Dollars (\$445,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, RANDALL H. GOGGANS, a married man, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto WERNER H. BEIERSDOERFER, (herein referred to as Grantee, whether one more), the following described real estate, situated in Shelby County, Alabama, to-wit:

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

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

SUBJECT TO: (1) Taxes due in the year 2001 and thereafter; (2) Any loss or damage due to the fact that the property has been assessed under a current use assessment; (3) Easements, restrictions, and rights-of-way of record; (4) Mineral and mining rights not owned by the Grantor; (5) Any loss, damage or claim relating to any portion of the property conveyed herein which is South of the fence located on the property conveyed herein as shown on survey of R. C. Farmer & Associates, dated September 7, 2000; (6) Declaration of Restrictive Covenants for Meadow Lake Farms which have been executed by Grantee on this date and which are to be recorded in the future; (7) Articles of Incorporation and By-laws of Meadow Lake Farms Homeowners Association, Inc., which have been initialed by Grantee on this date and which are to be recorded in the future.

Upon recordation of the Declaration of Restrictive Covenants for Meadow Lake Farms and Articles of Incorporation of Meadow Lake Farms Homeowners Association, Inc., the property conveyed herein shall be specifically subject to said covenants and corporation documents including, without limitation the By-laws of Meadow Lake Farms Homeowners Association, Inc. At the time of recordation of such covenants and corporation documents, the easement described on Exhibit A attached hereto shall expire inasmuch as the said covenants provide access to the property conveyed herein. After the recordation of the said covenants, the property conveyed herein shall be also known as Tract 3 of Meadow Lake Farms.

The easement described on Exhibit A attached hereto is a non-exclusive easement.

\$400,500.00 Dollars of the consideration recited herein were derived from a mortgage loan closed simultaneously with the delivery of this Deed. The mortgage evidencing such loan is subject to all matters contained in this Deed.

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 has hereunto set his hand and seal, this the 11th day of OCTOBER, 2000.

Randall H. Goggans
Randall H. Goggans

STATE OF ALABAMA)
SHELBY 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 OCT, 2000.

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

[Signature]
Notary Public
My Commission Expires: 3/5/03

10/13/2000-35759
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HMB 58.50

Inst # 2000-35759

EXHIBIT 'A'
GOGGANS TO BEIERSDOERFER

A parcel of land situated in the West 1/2 of Section 2 and the NW 1/4 of Section 11, both in Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of Section 11, Township 22 South, Range 2 West; thence South 01 deg. 07 min. 06 sec. West, along the West line of the NW 1/4 of NW 1/4 of said Section 11, a distance of 128.51 feet to the point of beginning; thence continue Southerly along said line a distance of 1,189.21 feet; thence leaving said line, South 88 deg. 18 min. 07 sec East a distance of 1,337.10 feet; thence North 15 deg. 52 min. 18 sec. East, a distance of 1,406.63 feet; thence North 06 deg. 02 min. 44 sec. West, a distance of 517.29 feet; thence South 88 deg. 21 min. 23 sec. West a distance of 857.78 feet; thence South 51 deg. 59 min. 52 sec. West a distance of 997.59 feet to the point of beginning; being situated in Shelby County, Alabama.

A 60 foot Ingress\Egress, Utilities and Drainage Easement:

Commence at the Northwest corner of Section 11, Township 22 South, Range 2 West; thence South 01 deg. 07 min. 06 sec. West, along the West line of the NW 1/4 of NW 1/4 of said Section 11, a distance of 1317.72 feet; thence leaving said line South 88 deg. 18 min. 07 sec. East a distance of 1,337.10 feet; thence North 15 deg. 52 min. 18 sec. East a distance of 1,406.63 feet to the point of beginning, said point being the center of a 50 foot Radius of a circle easement and the beginning of the centerline of a 60 foot easement lying either side of and parallel to the following described centerline; thence North 06 deg. 02 min. 44 sec. West, a distance of 517.29 feet; thence North 10 deg. 49 min. 01 sec. West a distance of 204.01 feet to the beginning of a curve to the right having a radius of 1,000.00 feet, a central angle of 15 deg. 39 min. 59 sec. and subtended by a chord which bears North 2 deg. 59 min. 02 sec. West, a chord distance of 272.58 feet; thence Northerly along the arc of said curve a distance of 273.43 feet to the end of aforesaid curve and the beginning of a reverse curve to the left having a radius of 240.00 feet, a central angle of 34 deg. 48 min. 52 sec. and subtended by a chord which bears North 12 deg. 33 min. 29 sec. West, a chord distance of 143.60 feet; thence Northerly along the arc of said curve a distance of 145.83 feet to the end of aforesaid curve and the beginning of a reverse curve to the right having a radius of 250.00 feet, a central angle of 28 deg. 30 min. 33 sec., and subtended by a chord which bears North 15 deg. 42 min. 38 sec. West, a chord distance of 123.12 feet; thence Northerly along the arc of said curve a distance of 124.39 feet; thence North 01 deg. 27 min. 22 sec. West a distance of 342.03 feet to the beginning of a curve to the right having a radius of 400.00 feet, a central angle of 35 deg. 48 min. 36 sec. and subtended by a chord which bears North 16 deg. 26 min. 56 sec. East a chord distance of 245.95 feet; thence Northerly along the arc of said curve a distance of 250.00 feet to the end of aforesaid curve and the beginning of a reverse curve to the left having a radius of 250.00 feet, a central angle of 29 deg. 27 min. 06 sec. and subtended by a chord which bears North 19 deg. 37 min. 41 sec. East, a chord distance of 127.10 feet; thence Northerly along the arc of said curve, a distance of 128.51 feet; thence North 04 deg. 54 min. 08 sec. East a distance of 300.25 feet to the beginning of a curve to the right having a radius of 300.00 feet, a central angle of 28 deg. 38 min. 52 sec. and subtended by a chord which bears North 19 deg. 13 min. 34 sec. East, a chord distance of 148.44 feet; thence Northerly along the arc of said curve a distance of 150.00 feet to the end of aforesaid curve and the beginning of a reverse curve to the left having a radius of 275.00 feet, a central angle of 67 deg. 34 min. 15 sec. and subtended by a chord which bears North 00 deg. 14 min. 07 sec. West, a chord distance of 305.85 feet; thence Northerly along the arc of said curve a distance of 324.32 feet to the beginning of a compound curve to the left having a radius of 2,000.00 feet, a central angle of 12 deg. 33 min. 18 sec. and subtended by a chord which bears North 40 deg. 17 min. 53 sec. West, a chord distance of 437.38 feet; thence Northwesterly along the arc of said curve a distance of 438.25 feet to the end of aforesaid curve and the beginning of a reverse curve to the right having a radius of 150.00 feet, a central angle of 48 deg. 52 min. 56 sec. and subtended by a chord which bears North 22 deg. 08 min. 04 sec. West, a chord distance of 124.13 feet; thence Northerly along the arc of said curve a distance of 127.97 feet to the end of aforesaid curve and the beginning of a reverse curve to the left having a radius of 600.00 feet, a central angle of 31 deg. 25 min. 24 sec. and subtended by a chord which bears North 13 deg. 24 min. 17 sec. West, a chord distance of 324.95 feet; thence Northerly along the arc of said curve a distance of 329.06 feet; thence North 29 deg. 06 min. 59 sec. West, a distance of 249.48 feet to the beginning of a curve to the right having a radius of 750.00 feet, a central angle of 15 deg. 53 min. 15 sec. and subtended by a chord which bears North 21 deg. 10 min. 22 sec. West, a chord distance of 207.30 feet; thence Northerly along the arc of said curve a distance of 207.97 feet to the Southerly right of way line of Shelby County Highway No. 42 (80 foot right of way) and the end of said centerline. Being situated in Shelby County, Alabama.

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