

This instrument was prepared by:
Thomas H. Boggs, Jr.
P. O. Drawer 740
Demopolis, AL 36732

14.50
Inst # 2001-28037
07/09/2001-28037
07:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE (\$1.00) Dollar** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **James W. Bird, Jr., a married man**, hereinafter referred to as Grantor), does grant, bargain, sell, and convey unto **Randall H. Goggans**, (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the NW ¼ of NE ¼ of Section 1, Township 24 North, Range 13 East, that lies East of the L & N Railroad Right-Of-Way, situated in Shelby County, Alabama.

The grantor herein also convey the right of ingress and egress into said property as described in Deed Book 310, Page 31, and in Deed Book 305, Page 579, as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

SUBJECT TO:

All assessments and taxes for the year 1983 and thereafter. Utility easements and public road Right-of-Way, if any.

Easements set out in Deed Book 310, Page 31, And Deed Book 305, Page 579 in the Probate Office of Shelby County, Alabama.

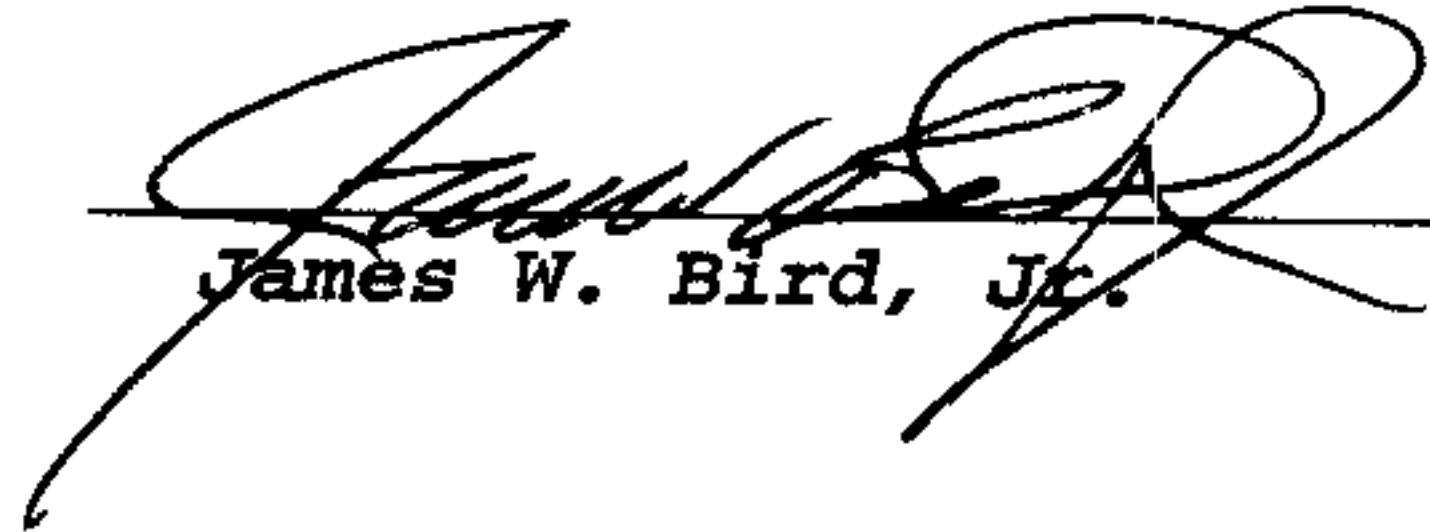
This does not constitute the Homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted

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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of June, 2001.

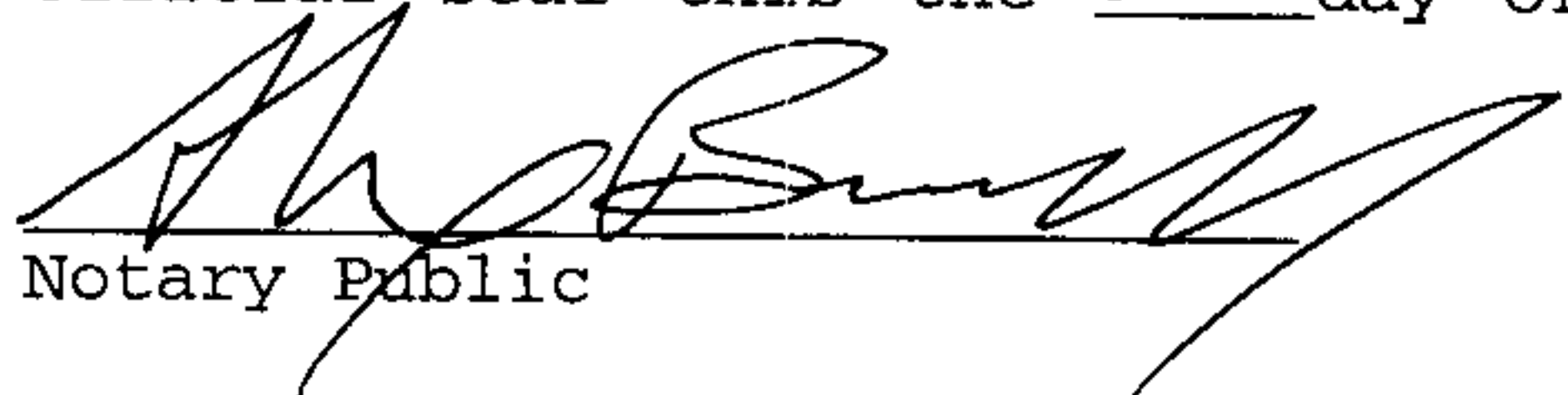

James W. Bird, Jr.

STATE OF ALABAMA

MARENGO COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **James W. Bird, a married man**, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of June, 2001.


Notary Public
Comm Ends: 10-2004

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