

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jerry Goggins
(Address) PO Box 534
Montevallo AL 35115

This instrument was prepared by:



Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title 1 20040528000287750 Pg 1/2 51.00
Shelby Cnty Judge of Probate, AL 05/28/2004 15:49:00 FILED/CERTIFIED

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seventy Three Thousand Eight Hundred Thirty Seven and 85/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kenneth W. Mobley, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry L. Goggins and Connie L. Goggins

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HIS RESPECTIVE SPOUSE.

Subject to restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this 19th day of May, 2004.

WITNESS:

(Seal)

(Seal)

(Seal)

Kenneth W. Mobley
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth W. Mobley whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May A. D., 20 04

MY COMMISSION EXPIRES AUGUST 12, 2007

Notary Public

Notary Public.

LEGAL DESCRIPTION

For a point of beginning, commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 22 South, Range 3 West, situated in Shelby County, Alabama, and run thence North 88 degrees 30 minutes East a distance of 191 feet to a Point, which point is the Point of Beginning of the land herein described, continue to run thence North 88 degrees 30 minutes East a distance of 90 feet to a point on the West line of King Street; thence run North 27 degrees 19 minutes East a distance of 125.29 feet to a point, which is South 27 degrees 19 minutes West a distance of 15 feet from the Intersection of the continuation of the South boundary of Houlditch Street, which is the North boundary of the land herein described and a continuation of the aforementioned line running North 27 degrees 19 minutes East; run thence in a Northwesterly direction to a point, which point is South 88 degrees 30 minutes West a distance of 15 feet from the intersection of a continuation of the East line of the property herein described and the south line of Houlditch Street, which said South line is the North line of the property herein described; run thence South 88 degrees 30 minutes West a distance of 143.30 feet to a point; thence turn an angle to the left of 90 degrees and run South 1 degree 30 minutes East a distance of 125 feet to the point of beginning of the land herein described.

Situated in the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama and being further described as Number 1 of Houlditch Subdivision, except a triangular plot in the Northeast corner of said Lot Number 1, 15 feet on the East side and 15 feet on the North side.

CENTRAL STATE BANK
P. O. BOX 180
CALERA, ALABAMA 35040