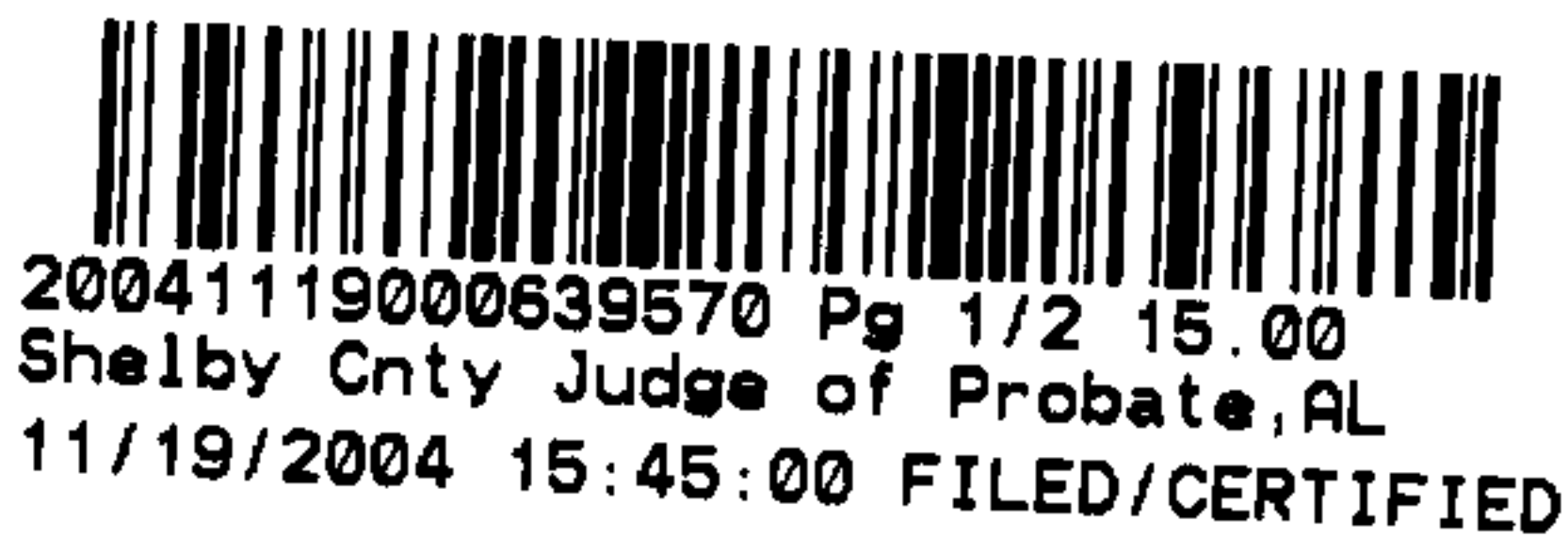


**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**P.O. Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**  
**Jonathan Wade Brantley and**  
**Mary Angela Brantley**  
1207 Brantley Hill Road  
Pelham, AL 35124

**STATE OF ALABAMA                    )**  
**COUNTY OF SHELBY                )**



**SURVIVORSHIP WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Twenty-Seven Thousand Five Hundred and No/100 Dollars (\$27,500.00), and other good and valuable consideration, paid to the undersigned grantor, Randall H. Goggans, a married man ("Grantor"), by Jonathan Wade Brantley and Mary Angela Brantley ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship (herein referred to as "Grantees") the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 41, according to Survey of Oak Forest, as recorded in Map Book 25, at Page 111, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Building setback line of 35 feet reserved from Oak Forest Way and Shelby County Highway #11 and 55 feet on the Northeasterly side as shown by plat; (3) Easements as shown by recorded plat, including 20 feet running through and 20 feet on the Southerly side of lot; (4) Restrictions, covenants and conditions set out in Instrument #1999-25303 and modified by Inst. No. 1999-26171 in Probate Office; (5) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 262, at Page 15, and Deed Book 183, at Page 125, in Probate Office; (6) Right of Way granted to Shelby County by instrument recorded in Deed Book 180, at Page 580, in Probate Office; (7) Right of way granted to A, B & A Railroad by instrument(s) recorded in Deed Book 36, at Page 252 in Probate Office; (6) Restrictions, limitations and conditions as set out in Map Book 25, at Page 111, in Probate Office; (8) Location of 100 foot Alabama Power Company as shown on survey by Arrington Engineering & Land Surveying, Inc., dated September 11, 1991; (9) Covenant as set out for sanitary sewer as recorded in Inst. #20040227000100310 in the Probate Office.

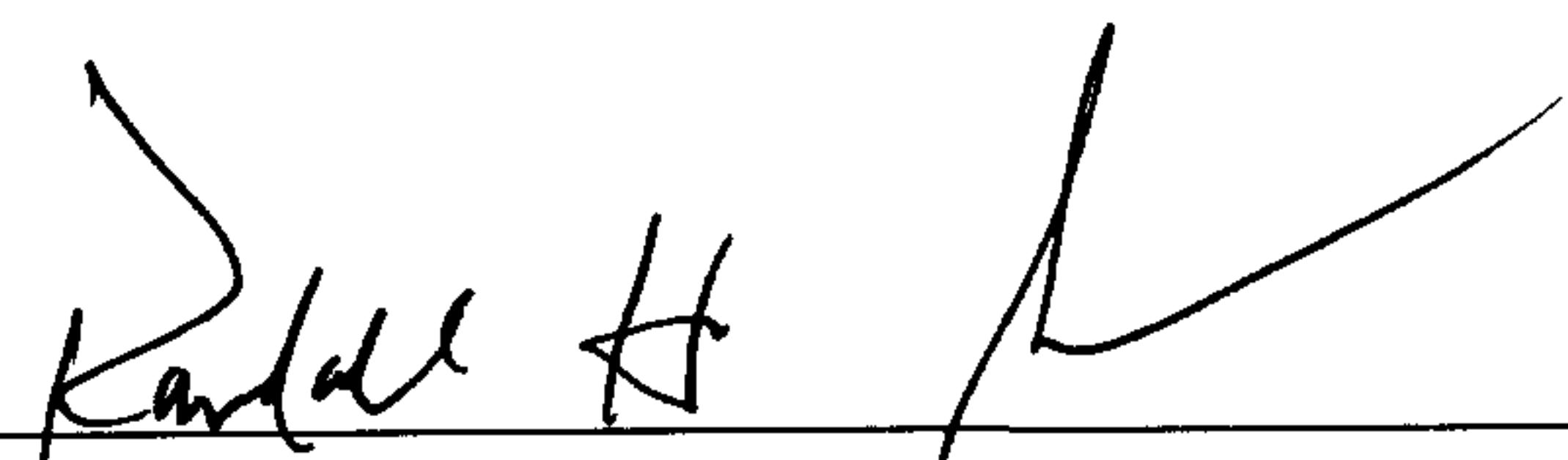
This property does not constitute the homestead of the Grantor herein.

**TO HAVE AND TO HOLD** to the 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 Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the 11<sup>th</sup> day of November, 2004.

WITNESS:

  
\_\_\_\_\_  
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, a married man, 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 seal this 11<sup>th</sup> day of November, 2004.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 14 July 07