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This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

\$ 42,552.50 of the below recited purchase price was paid from
a mortgage executed simultaneously herewith.

STATE OF ALABAMA)

SHELBY COUNTY)



19800604000060650 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
06/04/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Seventy Thousand and no/100 Dollars (\$70,000.00) to the undersigned
grantors in hand paid by the Grantees herein, the receipt whereof is
acknowledged, we, WILLIAM HARDAMAN BAKER, and wife, HELEN F. BAKER,
(herein referred to as grantors) do grant, bargain, sell and convey
unto RANDY GOGGANS and wife, HOLLY H. GOGGANS, (herein referred to as
Grantees) for and during their joint lives and upon the death of
either of them, then to the survivor of them in fee simple, together
with every contingent remainder and right of reversion, the following
described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

All that part of the South One-Half of the South
east Quarter of Southwest Quarter of Section 9,
Township 19, Range 2 East, lying North of the North
right-of-way line of County Highway 83.

South One-Half of Southwest Quarter of Southeast
Quarter of Section 9, Township 19, Range 2 East.

All that part of the Southeast Quarter of South-
east Quarter of Section 9, Township 19, Range 2
East, lying South and West of Bakers Spring Branch.

PARCEL II:

All that part of the Northeast Quarter of North
east Quarter of Section 16, Township 19, Range 2
East lying North of the North right-of-way line of
County Highway 83, as located in March, 1949, and
West of Bakers Spring Branch.

All that part of the Northeast Quarter of North
west Quarter of Section 16, Township 19, Range 2
East lying North of the North right-of-way line of
said County Highway 83.

All that part of the Northwest Quarter of North
east Quarter of Section 16, Township 19, Range 2
East, lying North of the North right-of-way line of
said County Highway 83.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
The Bertie Mae Stephens tract of land containing
4.25 acres described as beginning at the point of
intersection of the Harpersville Road, as the

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same was located on March 12, 1949, with the Vincent Road in the Northwest Quarter of the North east Quarter of said Section 16, and run thence North 420 feet; run thence South 76 degrees 08 minutes East 432.7 feet; run thence South 420 feet to the Vincent public road; run thence in a Westerly direction North 85 degrees West along said Vincent road a distance of 179.2 feet; continue thence in a Westerly direction along said road North 68 degrees West a distance of 166.7 feet to the point of beginning.

Mineral and mining rights excepted.
Subject to easements and rights-of-way of record.
All of subject property being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Randy Goggans and wife, Holly H. Goggans for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs executors, and administrators covenant with the said Randy Goggans and wife, Holly H. Goggans, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Randy Goggans and wife, Holly H. Goggans, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 3rd day of June, 1980.

Dec 27. 403-102
Dec 27.50
Rec. 3.00
Index 1.00
3150

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 JUN -4 PM 2:32

William Hardman Baker
William Hardman Baker
Helen F. Baker
Helen F. Baker

STATE OF ALABAMA)
SHELBY COUNTY)
JUDGE OF PROBATE General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Hardman Baker and wife, Helen F. Baker, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 1980.

H. F. Lomax
Notary Public