

This instrument was prepared by

(Name) Phillip J. Sarris, Attorney at Law

(Address) 1920 Mayfair Drive, Birmingham, AL 35209

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



19800610000063070 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
06/10/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100 (\$10,000.00)-----DOLLARS  
and the assumption of the below mentioned mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Randy Goggans and wife, Holly H. Goggans

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Pete G. Gerontakis and Louise Gerontakis

(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:

For legal description see attached document identified by the words  
"American Title Insurance Company" appearing at the top left-hand  
corner and Case No. OC-49618 appearing in the upper right-hand corner,  
and in addition, the signatures of the Grantors and Grantees appearing  
thereon, which said document is made a part hereof by reference and  
adoption. The property herein described contains 75 acres more or  
less.

SUBJECT TO:

1. Mortgage from Grantors to William Hardaman Baker and/or wife, Helen F. Baker, which has been recorded in Volume 403, Page 102, in the Probate Office of Shelby County, Alabama, which the Grantees herein assumes and agrees to pay.
2. The lien of all taxes for the year 1980 and thereafter.
3. Right-of-way to Samuel Friedman and Louise Burger, as recorded in Volume 41, Page 96, in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights are excepted herefrom as evidenced by oil, gas and mineral document as recorded in Volume 326, Page 373, in the Probate Office of Shelby County, Alabama.

SEE REVERSE HEREOF FOR ¶5 and SUBSEQUENT ¶s:

TO HAVE AND TO HOLD to the said GRANTEES 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 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 WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th  
day of June, 1980.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Randy Goggans (Seal)  
Holly H. Goggans (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Phillip J. Sarris, a Notary Public in and for said County, in said State,  
hereby certify that Randy Goggans and wife, Holly H. Goggans  
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 6th day of June A. D., 1980

PHILLIP J. SARRIS, Notary Public  
Alabama State at Large

Phillip J. Sarris  
Notary Public



CONTINUATION OF PARAGRAPHS FROM REVERSE HEREOF:

5. Timber deed from Grantors herein to Kimberly-Clark Corporation which has been recorded in Volume 326, Page 789, in the Probate Office of Shelby County, Alabama, however, any reversionary right(s) or other type right, title or interest which the Grantors have in said timber deed or as the result thereof or pertaining thereto are hereby transferred to the Grantees herein for the same consideration above mentioned. This timber deed is the only document or understanding that exists with reference to Kimberly-Clark Corporation's right to this timber and/or land in question.
6. The aforementioned mortgage in #1 to William Hardaman Baker and/or wife, Helen F. Baker, currently has a principal balance due in the amount of \$42,552.50, and this figure is also the sum due on the note mentioned in said mortgage at this time. All payments and obligations in said note and/or mortgage are up to date or paid except that there now remain six (6) payments due on said note and/or mortgage, payable on the 3rd day of June of each year beginning June 3, 1981, being six (6) annual payments as set out in the note, including principal and interest as follows: \$10,496.29 due June 3, 1981/ \$9928.92 due June 3, 1982; \$9361.55 due June 3, 1983; \$8,794.18 due June 3, 1984; \$8226.81 due June 3, 1985; and \$7659.45 due June 3, 1986, which is the final payment.

*Randy Goggan*  
*Holly H. Goggan*

PHILLIP J. SARRIS  
ATTORNEY AT LAW  
1520 MAYFIELD DRIVE  
BIRMINGHAM, ALA. 35204

Randy Goggan and wife,

Holly H. Goggan

TO

Pete G. Gerontakis

Louise Gerontakis

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.

BOOK 326 PAGE 850



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## PARCEL I:

All that part of the South one half of the Southeast 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 Southeast Quarter of Section 9, Township 19, Range 2 East, lying South and West of Bakers Spring Branch. Situated in Shelby County, Alabama.

## PARCEL II:

All that part of the Northeast Quarter of Northeast 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 Northwest 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 Northeast 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 same was located on March 12, 1949, with the Vincent Road in the Northwest Quarter of the Northeast 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.

Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
JUN 10 1980

JUN 10 AM 8:58

JUDGE OF PROBATE

Deed	10.00
Reg.	4.50
Ind.	1.00
<hr/>	
15.50	

*Randy Gay*  
*Wally A. Higgins*  
*Louis J. Gerontakis*  
*Pat Gerontakis*

