

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

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Shelby Cnty Judge of Probate, AL
06/16/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-One Thousand One Hundred Seventy-Nine and 44/100-----DOLLARS (\$42,679.44 of the above consideration being in the form of a mortgage assumed).

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

JOHN R. BATTLES AND WIFE, ELIZABETH D. BATTLES,
(herein referred to as grantors) do grant, bargain, sell and convey unto

DANIEL E. GOGGINS AND WIFE, JUDY H. GOGGINS,
(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:

Lot 14, Block 5, according to the survey of Meadow View, First Sector Addition, as recorded in Map Book 6, Page 109, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1980.
2. Building lines, easements and rights of way of record.
3. Mortgage to Engel Mortgage Company, Inc., recorded in Volume 378, Page 182, in the Probate Office of Shelby County, Alabama, and transferred to Federal National Mortgage Association in Misc. Volume 26, Page 992, in said Probate Office, which Grantees assume and agree to pay.

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 12th day of June, 1980.

WITNESS: *John R. Battles* (Seal) *Elizabeth D. Battles* (Seal)
JUN 16 AM 9 16
John R. Battles (Seal) *Elizabeth D. Battles* (Seal)
Elizabeth D. Battles (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN R. BATTLES AND WIFE, ELIZABETH D. BATTLES, 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 seal this 12th day of June, 1980.

Notary Public.