

NAME ✓ JAMES F. BURFORD, III

ADDRESS Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 35216

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama }
SHELBY COUNTY } Know All Men By These Presents,

That in consideration Seven Thousand and no/100 Dollars Equity (\$7,000.00) DOLLARS

to the undersigned grantor Randall H. Goggans and wife, Holly H. Goggans
in hand paid by Pete Gerontakis

the receipt whereof is acknowledged we the said Randall H. Goggans and wife,
Holly H. Goggans
do grant, bargain, sell and convey unto the said Pete Gerontakis, an undivided one-half interest in
the following described real estate, situated in Shelby County, Alabama,

to-wit: The W $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 20, Range 1 West, Shelby County, Alabama, LESS AND EXCEPT that certain parcel of land more particularly described as follows: Commencing at the Southwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 768.56 feet to a point being the point of beginning; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn East and run along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 671.52 feet; thence run in a Southerly and Westerly direction to the point of beginning on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, containing 16 acres more or less.

Subject to:
1. General and special taxes for the year 1980 and thereafter.
2. All oil, gas and other minerals in, on and under the subject property reserved by former owners.

The grantee herein expressly agrees to assume and pay one-half of that certain mortgage from Randall H. Goggans and wife, Holly H. Goggans to A. G. Gardner and Mildred Gardner recorded in Book 1104, page 866, Office of the Judge of Probate of Shelby County, Alabama.

See attached agreement made a part hereof by reference and adoption.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And ~~x~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 and seal s, this 15th day of August, 1980.

WITNESS:

Randall H. Goggans
RANDALL H. GOGGANS
Holly H. Goggans
HOLLY H. GOGGANS

State of ALABAMA }
SHELBY COUNTY } General Acknowledgement

I, the undersigned hereby certify that Randall H. Goggans and wife, Holly H. Goggans whose name s are signed to the foregoing conveyance, and who are me on this day, that, being informed of the contents of the conveyance have on the day the same bears date.

Given under my hand and official seal this 15th day of August

, a Notary Public in and for said County, in said State, know to me acknowledged before executed the same voluntarily
A.D. 19 80.

Mary Saunders
Notary Public

AGREEMENT

19800818000090690 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
08/18/1980 00:00:00 FILED/CERTIFIED

Agreement made this 15th day of August, 1980 between
Randall H. Goggans and wife, Holly H. Goggans (herein Goggans)
and Pete Gerontakis (herein Gerontakis).

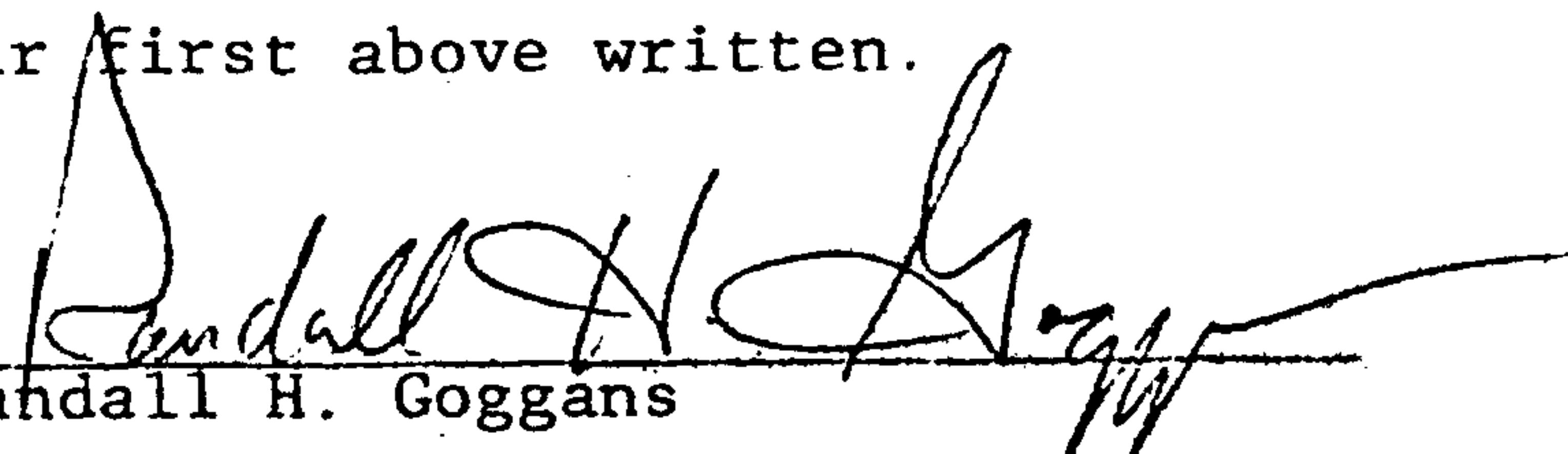
Randall H. Goggans and Pete Gerontakis in
WHEREAS, the parties/are tenants in common/the property
described in the deed attached hereto as Exhibit A and in-
corporated by reference herein, and Goggans owns an undivided
one-half interest, and Gerontakis owns an undivided one-half
interest, and;

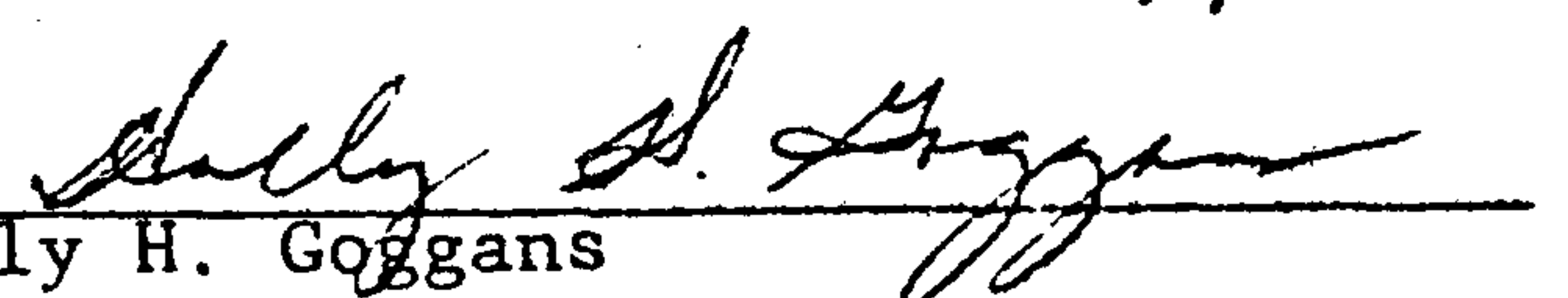
WHEREAS, Gerontakis has paid Seven Thousand Dollars
(\$7,000.00) toward the purchase of the property described in
the deed marked as Exhibit A and;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and
the mutual covenants contained herein the parties agree as
follows:

Upon the sale of the property described the deed at-
tached hereto as Exhibit A, the first \$7,000.00 of the net
proceeds shall be paid directly to Gerontakis. The remainder
of the net proceeds after the \$7,000.00 to Gerontakis shall
be split equally between/Goggans and/Gerontakis.

IN WITNESS THEREOF, the parties have hereunto set their
hands and seals the date and year first above written.

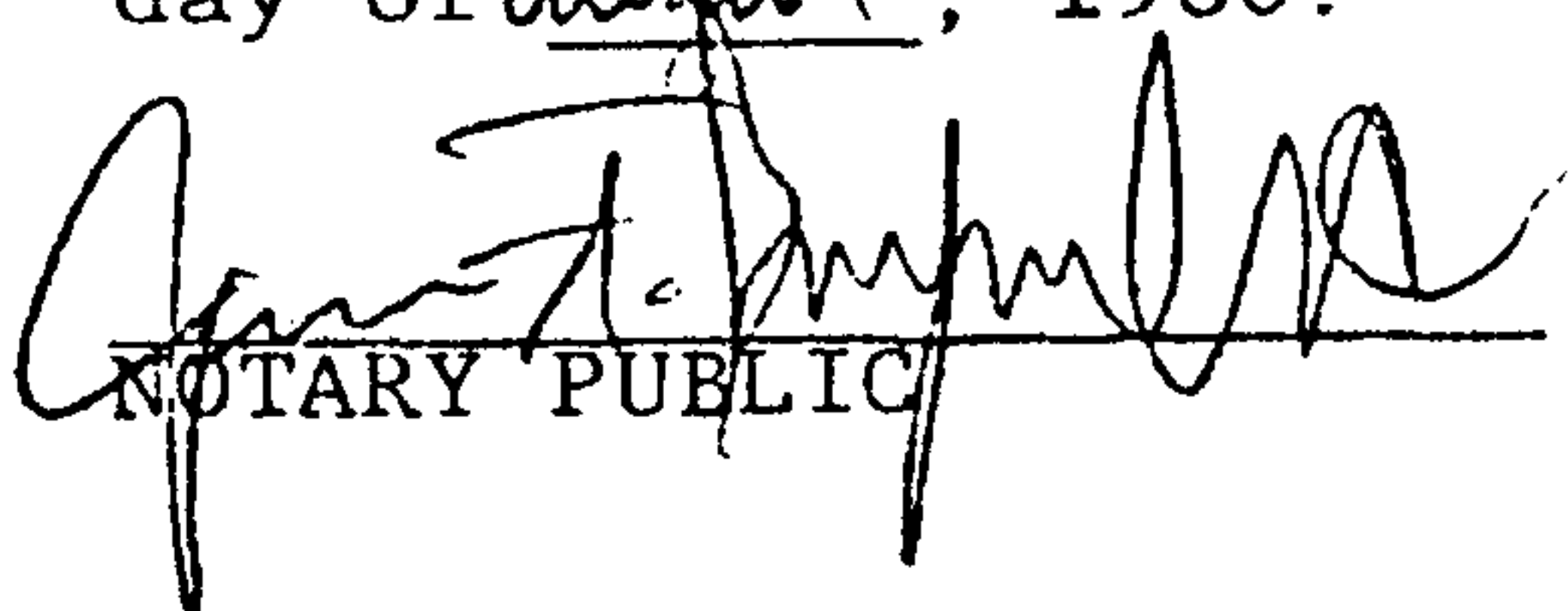

Randall H. Goggans


Holly H. Goggans


Pete Gerontakis

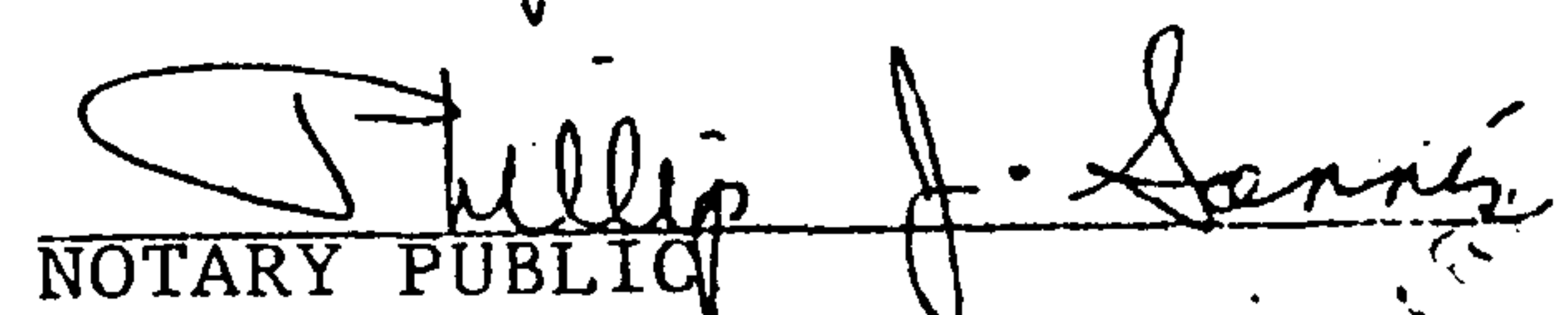
As to Goggans signatures:

Sworn to and subscribed
before me this the 15th
day of August, 1980.


NOTARY PUBLIC

As to Gerontakis signature:

Sworn to and subscribed
before me this the 15th
day of August, 1980.


NOTARY PUBLIC

PHILLIPS J. SARRIS, Notary Public
Alabama State at Large
My Commission Expires June 18, 1985

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PUBLIC

BOOK 327 PAGE 981

Deed 7.00
Rec. 3.00 00 AUG 18 PM 12:25
Ind. 1.00
11.00