

THIS INSTRUMENT PREPARED

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Shelby Cnty Judge of Probate, AL
03/04/1981 00:00:00 FILED/CERTIFIED

NAME JAMES F. BURFORD, III, Suite 2900,

ADDRESS 300 Vestavia Office Park, Birmingham, Alabama 35216

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO. INC

State of Alabama } Know All Men By These Presents,
Shelby and St. Clair COUNTY }

That in consideration \$20,000.00 Equity DOLLARS

to the undersigned grantor Randall H. Goggans and wife, Holly H. Goggans

in hand paid by James M. Tingle and the Allied Company, Inc.

the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said grantees an undivided $\frac{1}{2}$ interest in

the following described real estate, situated in Shelby and St. Clair County, Alabama,

to-wit: Parcel I:

$\frac{1}{2}$ of SE $\frac{1}{4}$, Section 25, Township 18 South, Range 2 East, Shelby County, Alabama.

Parcel II:

$\frac{1}{2}$ of N $\frac{1}{2}$, Section 31, Township 18 South, Range 3 East, LESS AND EXCEPT the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 31, Township 18 South, Range 3 East; being situated in St. Clair County, Alabama, Pell City Division.

Subject to:

Mortgage executed by Randall H. Goggans and wife, Holly H. Goggans to Carleen Embry and Lynda Embry Florey. Recorded in Deed Book 327, Page 566 in Probate Office.

Ad valorem taxes due in Shelby and St. Clair counties Alabama for the years 1981 and thereafter.

Parcel I in Shelby County, Alabama: Gas, oil and mineral lease to Amoco Production Company recorded in Deed Book 327, Page 566 in Probate Office.

Parcel II in St. Clair County, Alabama: Plantation Pipeline Easement dated July 23, 1941 and recorded in Book 23 Page 559 in St. Clair, County.

An undivided $\frac{1}{2}$ interest in the proceeds due from any leasehold on the property conveyed is also conveyed to grantees.

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

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

that ~~XX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (we) will and ~~our~~ (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 26 day of FEBRUARY, 19 81.

WITNESS:

Randall H. Goggans
Holly H. Goggans

State of ALABAMA

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall H. 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of February, A.D., 19 81