

THIS INSTRUMENT PREPARED

NAME JAMES F. BURFORD, III, Suite 2900

ADDRESS 300 Vestavia Office Park, Birmingham, AL 35216

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,



19810427000046250 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/27/1981 00:00:00 FILED/CERTIFIED

That in consideration \$10,020.16

DOLLARS

to the undersigned grantor Jane W. Templin, a widow

in hand paid by **Randall H. Goggans**

the receipt whereof is acknowledged I the said grantor

do grant, bargain, sell and convey unto the said Randall H. Goggans

the following described real estate, situated in **Shelby** County, Alabama.

to-wit:

A 17½ acre strip of land of equal width across the North side of N½ of SW¼ of Section 11, Township 21, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

1. Mortgage from Jane W. Templin to First National Bank of Columbiana recorded in Mortgage Book 405 Page 320, Judge of Probate, Shelby County, Alabama.
2. Taxes for the year 1981 and thereafter.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107, Page 200 and in Deed Book 130 Page 65.
4. Permit to South Central Bell Telephone Company as shown by instrument recorded in Deed Book 313 Page 734 in Probate Office.
5. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 224, Page 832 in Probate Office.

\$9,020.16 of the consideration recited herein was derived from a purchase money second mortgage executed simultaneously herewith.

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

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

that I (~~was~~) have a good right to sell and convey the same as aforesaid; that I (~~was~~) will and my (~~own~~) 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, I, CECILY J. [illegible] have hereunto set my hand and seal, this 24th day of April, 1981. See pty #11-790

WITNESS:

1961 APR 27 AM 10:49 *Ac 150*

JANE W. TEMPLIN

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned,
herely certify that Jane W. Templin, a widow
whose name is signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

is _____ know to me, acknowledged before
has _____ executed the same voluntarily

Given under my hand and official seal this 24 day of April 1981 A.D., 19 81

Given under my hand and
James E. Rutherford
Smith 2800

MY COMMISSION EXPIRES: MARCH 15, 1950

Notary Public