

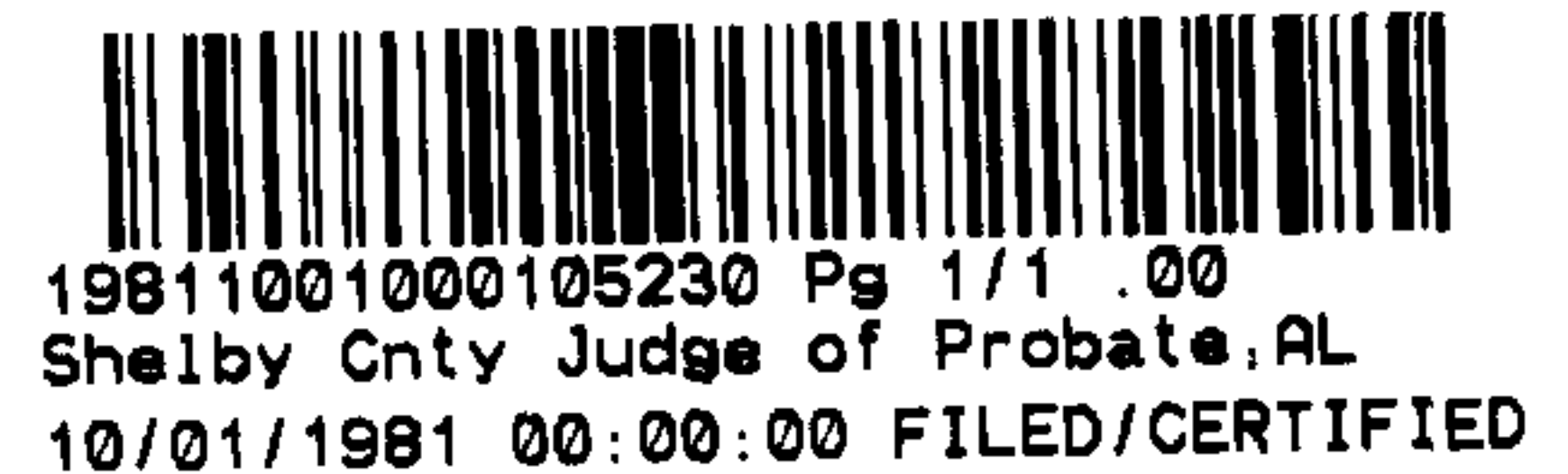
16
WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,



That in consideration of Release and satisfaction of mortgage and trade of property

DOLLARS

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

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

(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:

An undivided $\frac{1}{2}$ interest in all that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 East, Huntsville Meridian, lying South of the Harpersville-Westover Road and North of the A.B.&C. Railroad right-of-way; ALSO, all that part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 East, Huntsville Meridian, which lies North of the A.B.&C. Railroad right-of-way. All being situated in Shelby County, Alabama. Mineral and mining rights excepted. SUBJECT TO:

1. Mortgage given by Pete G. Gerontakis and wife, Louise and Randall H. Goggans and wife, Holly to William Bradford Kidd and/or Margaret C. Kidd, recorded in Mortgage Book 412 Page 412 in Probate Office. Shelby County, Alabama.
2. Ad valorem taxes for 1981 are a lien, but not due and payable until October 1, 1981.
3. Right-of-way for railroad and Harpersville-Westover Road.

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
I CERTIFY THIS INSTRUMENT WAS FILED

1981 OCT -1 AM 8:58

Thomas G. Lunsford, Jr.
JUDGE OF PROBATE

Deed 2.00
Rec. 1.50
Ind. 1.00
4.50

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

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 30th day of September, 1981.

WITNESS:

Pete G. Gerontakis
PETE G. GERONTAKIS

Louise Gerontakis
LOUISE GERONTAKIS

State of

COUNTY

General Acknowledgement

I, Barbara Whitsett hereby certify that Pete G. Gerontakis & wife, Louise Gerontakis whose names are 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.

Given under my hand and official seal this 30th day of September, 1981

Form 3091

Cahaba 2e, Inc.

Notary Public in and for said County, in said State, known to me, acknowledged before me, and executed the same voluntarily
Barbara Whitsett
Notary Public
My Commission Expires 03, 1982