

403

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME James F. Burford, III

ADDRESS Suite 2900, 300 Vestavia Off. Pk.
Birmingham, Alabama 35216

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$17,484.11 Equity

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **FRED JONES and wife, MARY K. JONES**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

RANDALL H. GOGGANS

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SE Corner of said 1/4-1/4 Section; thence run North along the East line of said 1/4-1/4 Section a distance of 139.77 feet to an iron pin and the point of beginning; thence continue last course a distance of 487.72 feet; thence turn left 93 deg. 04 min. 07 sec. a distance of 443.97 feet; thence turn left 86 deg. 10 min. 20 sec. a distance of 488.11 feet; thence turn left 93 deg. 49 min. 40 sec. a distance of 450.45 feet to the point of beginning; being situated in Shelby County, Alabama.

Also conveyed is a 30 foot right-of-way for the purpose of ingress, egress and utilities along the existing drive between the above described parcel and Highway #280.

Subject to:

Mortgage from Fred and Mary K. Jones to First National Bank of Childersburg dated August 20, 1979 in the amount of \$11,933.04 and recorded in Mortgage Book 395, Page 360.

Mortgage from Fred and Mary K. Jones to First Bank of Childersburg dated September 13, 1980 in the amount of \$13,550.88 and recorded in Mortgage Book 405, Page 860.

CONTINUED

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~have~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(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 hands(s) and seal(s), this 8th day of December, 1982.

_____(Seal)
_____(Seal)
_____(Seal)

Fred Jones (Seal)
FRED JONES
Mary K. Jones (Seal)
MARY K. JONES
_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, SARA ANN PRICE, a Notary Public in and for said County, in said State, hereby certify that Fred Jones & wife, Mary K. Jones whose name S 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 9 day of December, A. D., 1982

Subject to: (Continued from front)

Mortgage from Fred and Mary K. Jones to First Bank of Childersburg dated March 13, 1982 in the amount of \$14,239.68 and recorded in Mortgage Book 419, Page 67.

Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983.

Transmission Line Permit to Alabama Power Company as shown in instrument recorded in Deed Book 107, Page 229 in the Probate Office.

Right-of-Way granted to South Central Bell Telephone Company by instrument recorded in Deed Book 323, Page 01 in the Probate Office.

All minerals of every kind and character, not owned, including but not limited to, oil, gas, sand and gravel in, on, and under subject property.

\$14,484.11 of the Equity consideration recited herein was derived from a purchase money fourth mortgage executed simultaneously herewith.

BOOK 344 PAGE 45

1982 DEC 14 AM 8:48
See Mtg H25-H64
JUDGE OF PROBATE

Deed TAX 3.00
Rec 3.00
Ind 1.00
7.00

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY