

This instrument was prepared by

(Name) Randall H. Goggans

(Address) 2820 Columbiana Rd., Birmingham, AL 35216



19830105000001720 Pg 1/2 00
Shelby Cnty Judge of Probate, AL
01/05/1983 00:00:00 FILED/CERTIFIED

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of two-thousand five-hundred dollars (\$2,500.00)

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 containing 0.88 acre, more or less, located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section;

Thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 627.49 feet to the point of beginning;

Thence continue last course a distance of 9.61 feet to the Southerly right-of-way of the New Highway #280;

Thence turn left 73° 28' 42" along said right-of-way a distance of 460.16 feet;

Thence turn left 105° 45' 44" a distance of 164.25 feet;

Thence turn left 93° 49' 40" a distance of 443.97 feet to the point of beginning.

344 PAGE 439

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.

BOOK

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 on reverse side

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

And ~~x~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (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, unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 hands(s) and seal(s), this 22nd day of December, 19 82.

(Seal)

(Seal)

(Seal)

Fred Jones

Mary K. Jones

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, 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 23rd day of December, A. D. 19 82

Edgar M. Furr

Notary Public

AppleGate Realty Inc.

2820 Columbiana Road, Birmingham, Alabama 35216

My Commission Expires August 17, 1985

Subject to: (Continued from front)

Mortgage from Fred and Mark 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.

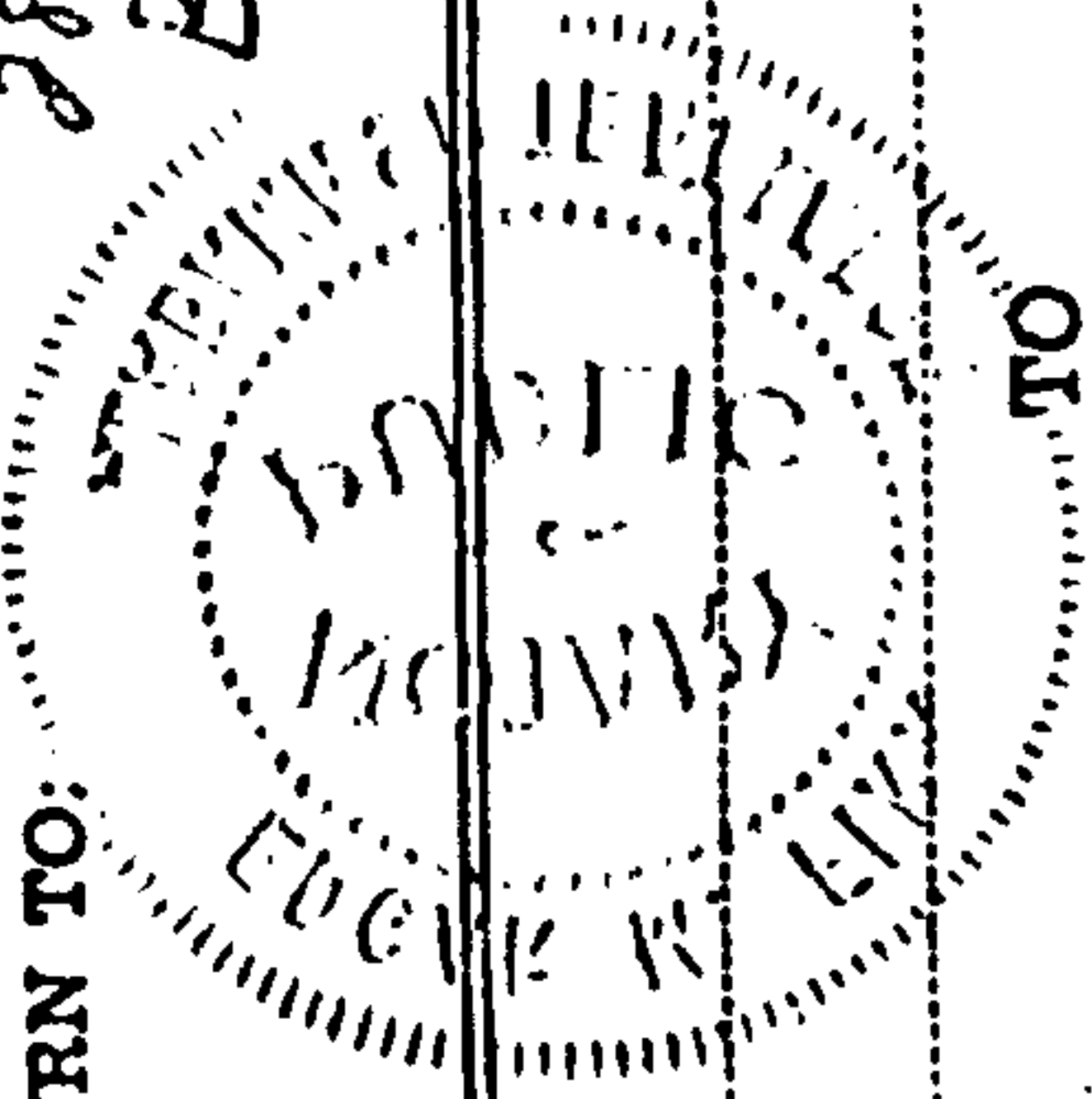
BOOK 344 PAGE 440

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 JAN -5 AM 10:05
Thomas A. Sullivan, Jr.
JUDGE OF PROBATE

deed tax 2⁵⁰
Rec. 3⁰⁰
Ind 1⁰⁰
6⁵⁰

Apple Gate Realty
2820 Columbiana Rd.
B'ham. AL. 35216

RETURN TO:



WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

This Form Furnished by



RECORD FEE \$

REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA