

(Name) Randy Goggans(Address) 2820 Columbiana Rd., Birmingham, AL**Cahaba Title, Inc.**1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of one thousand and no/100 DOLLARS

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

Robert M. Staples, a married man
(herein referred to as grantors) do grant, bargain, sell and convey untoRandall 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:The South $\frac{1}{4}$ of the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East lying west of County Road #467; being situated in Shelby County, Alabama.

Subject to:

- 1.) Taxes for 1983
- 2.) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 165 Page 111 in Probate Office.
- 3.) Right-of-Way granted to Shelby County by instrument recorded in Deed Book 158 Page 528 and Deed Book 276 Page 383 in Probate Office.
- 4.) Easement to Central of Georgia Railroad as shown by instrument recorded in Deed Book 169 Page 163 and Deed Book 142 Page 535 in Probate Office.
- 5.) 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. Lease to Amoco as recorded in Deed Book 326 Page 755.
- 6.) Mortgage from Robert M. Staples to Carol L. Lane.

The property being conveyed is non-homestead property.

The homestead address being 7505 3rd Avenue S., Birmingham, AL

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 I (~~we~~) do for myself (~~myself~~) and for my (~~my~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~we are~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (~~we~~) have a good right to sell and convey the same as aforesaid; that I (~~we~~) will and my (~~my~~) 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 have hereunto set my hand(s) and seal(s), this 22nd day of April, 19 83.

WITNESS:

Deed TAX 1.00 STATE OF ALA. SHELBY CO. (Seal)
 Rec 1.50 I CERTIFY THIS
 Inst 1.00 INSTRUMENT WAS FILED (Seal)
 3.50
 1983 APR 28 AM 8:38 (Seal)

Robert M. Staples (Seal)
 Robert M. Staples
 (Seal)
 (Seal)

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert M. Staples whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, A. D., 19 83.

Cheryl C. Lollar
 Notary Public.