

This instrument was prepared by.

(Name) James F. Burford, III 668
Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 35216
(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$17,000.00 Equity

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Randall H. Goggans, a married man

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

M. K. Ryding

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

All that part of the West half of Section 13, Township 19 South, Range 2 East, lying North and West of the Atlantic Coast Line Railroad; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1983 and thereafter.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 326, Page 730 in Probate Office, which grantor retains.
3. Subject to any Flood Rights, if any.
4. Subject to right-of-way of Atlantic Coast Line Railroad.

The grantees herein expressly assumes and agrees to pay those two certain mortgages encumbering the conveyed property, said mortgages being from Randall H. Goggans, a married man, to Vestula Vaughn Thompson, John Harlan Thompson, III, and Penny Thompson Gallups.

The property conveyed herein is not the homestead of Randall H. Goggans, his wife's name being Holly H. Goggans and their home address being 1869 Southwood Road, Birmingham, Alabama 35216.

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

And I (~~we~~) do for myself (~~ourselves~~) and for my (~~our~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~we~~) 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 (~~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, I have hereunto set my hands(s) and seal(s), this 31st day of May, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1983 JUN 15 AM 9:39

RANDALL H. GOGGANS

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans, a married man 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, A. D. 1983

Public.