

1373

This instrument was prepared by

(Name) Randy Goggans

(Address) 2820 Columbiana Road, Birmingham, AL 35216

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$5,000.00 Equity

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

David B. Isenbarger, a married man

(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:

An undivided 1/2 interest in:

A parcel of land containing .88 acre more or less, 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 1/2-1/2 Section:

Thence run North along the East line of the said 1/2-1/2 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.

Subject to:

1. Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983. Parcel ID: 7-9-29-3-000-002.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107 Page 229 in Probate Office.
3. Right-of-Way granted to South Central Bell Telephone Co. by instrument recorded in Deed Book 323 Page 01 in Probate Office.
4. 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.
5. Subject to right of way condemned by Shelby County as shown by Probate Minute Book 18 Page 345 in the Probate Office.

The property conveyed herein is not the homestead of David B. Isenbarger, his wife's name being Susan C. Isenbarger and their home address being 909 Ryecroft Road, Pelham, AL.

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 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 (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 17th day of June, 1983.

David B. Isenbarger (Seal)

David B. Isenbarger (Seal)

David B. Isenbarger (Seal)

David B. Isenbarger (Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David B. Isenbarger 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 17th day of June, A. D., 1983.

Cheryl C. Lollar  
Notary Public

Ref: 12. Goggans  
1/2 Appl. Deed Hg.  
2820 Columbiana Rd. Pham 35216

Alabama Title