

This instrument prepared by
(Name) James F. Burford, III
(Address) Ste. 2900, 300 Vestavia Off. Pk. Birmingham, Alabama 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,

Rex V. Alexander, 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:

See Exhibit "A" for legal description.

The property being conveyed is not the homestead of the grantor. The homestead address is Pell City, Alabama.

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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 24th day of June, 19 83

Rex V. Alexander (Seal)
Rex V. Alexander (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rex V. Alexander 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of June, A. D., 19 83
Linda K. Guss Notary Public
Alabama Title

EXHIBIT "A"

AN UNDIVIDED ONE-HALF(1/2) INTEREST IN:

Legal Description:

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.

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.

That certain mortgage from Randall H. Goggans and Rex V. Alexander to Union State Bank.

STATE OF ALA. SHELBY CO.
1 COPY BY THIS
COUNTY CLERK FILED

1983 JUN 29 AM 8:34

Thomas P. Jamison, Jr.
JUDGE OF PROBATE

Deed TAX	5.00
Rec	3.00
Ind	1.00
	<hr/> 9.00