

This instrument was prepared by

(Name) ✓ James F. Burford, III

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Birmingham, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Five Thousand and No/100-----(\$55,000.00)-----Dollars DOLLARS

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

Randall H. Goggans & WIFE Helly H. Goggans
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Anthony Maske and wife, Joyce Maske

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

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 497.33 feet to the Southerly right-of-way of the New U.S. Highway #280; thence turn left 73 deg 28 min. 42 sec. along said right-of-way a distance of 460.16 feet; thence turn left 105 deg 45 min. 44 sec. a distance of 652.36 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.

Subject to:

Ad valorem taxes due October 1, 1983.

Transmission Line Permit to Alabama Power Company by instrument recorded in Deed Book 107, page 229 in Probate Office.

Right of way granted to Shelby County by instrument recorded in Deed Book 344 Page 606 in Probate Office.

Easements to South Central Bell by instrument recorded in Deed Book 323, page 1 in Probate Office.

Right of way condemned by Shelby County in Probate Minutes 18 page 345 in Probate Office.

Subject to Old County Road which is shown to be abandoned on survey of Johnnye Horton, dated December 20, 1982.

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 as recorded in Deed Book 344 page 44 in Probate Office. \$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 28th day of June, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.

LEGATARY THIS

NOT RECORDED

1983 JUL -1 AM 11:40

See Mtg 433-207

STATE OF ALABAMA

JEFFERSON COUNTY

Rec 1.50
Ind 1.00
2.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RANDALL H. GOGGANS & WIFE, HELLY H. GOGGANS whose name S. H. G. 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 I HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June A. D., 19 83