

This instrument was prepared by

(Name) Randy Goggans

(Address) 2820 Columbiana Road

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and no/100's Dollars (\$60,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Don W. Dobbins, Jr. - a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Randall H. Goggans - a married man

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

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.

Subject to: (1) Taxes for the year 1983 and thereafter. (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 102, Page 157, Deed Book 306, Page 398, and Deed Book 142, Page 246 in Probate Office. (3) Right of Way granted to Shelby County by instrument recorded in Deed Book 135, Page 424 in Probate Office. (4) Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto. John W. Durr Estate is presently assessing subject property.

The property being conveyed by grantor in this deed is not the homestead of the grantor. The homestead address of the grantor is 4856 Indian Valley Road, Birmingham, Alabama.

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 sixth day of October, 1983

(Seal)

Don W. Dobbins, Jr.
Don W. Dobbins, Jr.

(Seal)

(Seal)

(Seal)

(Seal)

(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 Don W. Dobbins, a single 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this sixth day of October, A. D., 1983.

Notary Public

Cahala

Commence at the Southwest corner of Section 34, Township 19 South, Range 1 West, the Huntsville Principal Meridian, Shelby County, Alabama, thence run North along the west line of said Section, a distance of 3045.15 feet to the point of beginning; thence continue North along the West line of said Section a distance of 1610.20 feet to the Northwest corner of the S 1/2 of the NW 1/4 of the NW 1/4 of said Section 34; thence an angle of 89 deg. 00 min. 28 sec. to the right and run East, along the North line of the S 1/2 of the NW 1/4 of the NW 1/4 a distance of 1329.20 feet, to the Northeast corner; thence turn an angle of 91 deg. 09 min. 27 sec. to the right and run South along the 1/4-1/4 section line, a distance of 1466.33 feet; thence turn an angle of 59 deg. 35 min. 00 sec. to the right and run a distance of 340.61 feet; thence turn an angle of 79 deg. 44 min. 55 sec. to the left and run a distance of 349.74 feet to the Northwest right of way line of Shelby County Hwy No. 39; thence turn an angle of 73 deg. 45 min. 05 sec. to the right and run along said right of way line, a distance of 200 feet; thence turn an angle of 116 deg. 17 min. 58 sec. to the right and run a distance of 156.47 feet; thence turn an angle of 21 deg. 57 min. 13 sec. to the left and run a distance of 70 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 90 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 135 feet; thence turn an angle of 95 deg. 18 min. 00 sec. to the left and run a distance of 184.94 feet; thence turn an angle of 127 deg. 09 min. 00 sec. to the right and run a distance of 383.64 feet; thence turn an angle of 91 deg. 00 min. 56 sec. to the left and run a distance of 210.00 feet; thence turn an angle of 88 deg. 59 min. 04 sec. to the left and run a distance of 90 feet; thence turn an angle of 88 deg. 59 min. 04 sec. to the right and run a distance of 420 feet, to the point of beginning; being situated in the S 1/2 of the NW 1/4 of the NW 1/4, the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 34, Township 19 S, Range 1 W, Shelby County, Alabama.

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

1983 OCT -7 AM 8:41

Thomas A. Ingleton, Jr.
JUDGE OF PROBATE

Deed	TAX	60.00
Rec		3.00
Ind		1.00
		64.00