

This instrument was prepared by

(Name) James F. Burford, III

(Address) Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Thousand and 00/100 (\$90,000.00) DOLLARS

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

RANDALL H. GOGGANS, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES K. MONTGOMERY, JR. and CHERYL B. MONTGOMERY
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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.

\$67,500.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

The conveyed property is not the homestead of the grantor, the same being 1869 Southwood Road, Birmingham, Alabama 35216.

BOOK 350 PAGE 579

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I ~~xxx~~ do for myself ~~xxxxxxx~~ and for my ~~xxxx~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~(xxxxxx)~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~(xx)~~ have a good right to sell and convey the same as aforesaid; that I ~~(xxx)~~ will and my ~~xxx~~ 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 hand(s) and seal(s), this 7 day of October, 1983.

WITNESS:

(Seal) Randall H. Goggans (Seal)
(Seal) (Seal)
(Seal) (Seal)

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 7 day of October, A. D., 1983.

[Signature] Notary Public.

EXHIBIT 'A'; GOGGANS TO MONTGOMERY

"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 3045.1 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 North west 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 200.00 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 70.00 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 90 ft; thence turn an angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 135.00 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 right and run a distance of 420.00 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 South, Range 1 West, Shelby County, Alabama."

BOOK 350 PAGE 580

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
See 44-437-813
1983 OCT 13 PM 1:13

Seed TAX 22.50
Rec 3.00
Fund 1.00
26.50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE