

This instrument was prepared by

1094

(Name) James F. Burford III, Attorney This Form furnished by:

(Address) Suite 2900
300 Vestavia Office Park

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$25,000.00 Equity

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

M.K. Ryding, a single woman

(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:

All that part of the West half of section 13, Township 19 South, Range 2 East, lying North and West of the Atlantic Coast Line Railroad; being situated in Shelby County, Alabama.

Subject To:

1. Taxes for the year 1983 and thereafter.
2. Mineral and mining rights excepted.
3. Subject to any flood rights if any.
4. Subject to right-of-way of ACL Railroad.
5. Mortgage recorded in Mortgage Book 431, Page 975 in the Probate office of Shelby County Alabama, securing \$29,577.47.
6. Mortgage recorded in Mortgage Book 431, Page 977 in the Probate office of Shelby County Alabama, securing \$40,422.53.
7. Subject to that certain lease recorded in Deed Book 326, Page 730.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of October, 19 83

Deed TAX 25.00
Rec 1.50
Ind 1.00
27.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1983 OCT 24 AM 8:29
JUDGE OF PROBATE

M. K. Ryding

STATE OF Alabama
Jefferson COUNTY

COUNTY

General Acknowledgment

I, the undersigned

a Notary Public in and for said County,

in said State, hereby certify that

M.K. Ryding, a single woman

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of October, A.D. 19 83

Notary Public