

(Name) Randy Goggans

This Form furnished by:

(Address) 2820 Columbiana Road

Cahaba Title, Inc.

Policy Issuing Agent for

Safeco Title Insurance Co

TELEPHONE: 988-5600

Birmingham, Alabama 35216

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124



WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other consideration

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

Randall H. Goggans and wife Holly H. Goggans

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

D. Stephen Watkins

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

An undivided $\frac{1}{2}$ interest in:

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

Subject to:

1. Taxes due in the year 1982 and thereafter.
2. Plantation Pipe Line easement dated June 14, 1977 recorded in Deed Book 307 Page 416 in Probate Office, and in Deed Book 112 Page 328, and Deed Book 252 Page 603.
3. Condemnation for Highway to State of Alabama recorded in Lis Pendens 5 Page 229 for I-65.
4. Easements and permits to Alabama Power Company recorded in Deed Book 127 Page 374, Deed Book 142 Page 249, Deed Book 127 Page 378 and Deed Book 232 Page 713, all in Probate Office.

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~~ (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 5th

day of December, 19 83.

(SEAL)

Randall H. Goggans
Randall H. Goggans

(SEAL)

Holly H. Goggans
Holly H. Goggans

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,

Randall H. Goggans and wife Holly H. Goggans

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

Given under my hand and official seal this 5th day of December, A.D. 19 83.

Cahaba Title

Cheryl C. Lollar
Notary Public

PARCEL "A"

All that part of the SE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as beginning at a point which is located North 88-deg. 06 min. West 999.76 feet and North 14 deg. 38 min. East 288.0 feet from the Southeast corner of said Section 13; thence from the point of beginning South 88 deg. 06 min. West 49.8 feet to a point on the East margin of Interstate Highway 65; thence along the East margin of said Interstate Highway No. 65, run North 19 deg. 20 min. East 750.17 feet to a point; thence South 87 deg. 24 min. East 186.0 feet to a point on the West margin of a County Road; thence along the West margin of said County Road South 28 deg. 51 min. west 796.65 feet to the point of beginning; being situated in Shelby County, Alabama. •
Subject to a 50 foot easement for gas line.

BOOK 351 PAGE 834

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

1983 DEC -8 AM 8:55

Thomas M. Landon, Jr.
CLERK OF PROBATE

Deed tax 500
Rec 300
Adm 100
900