

This instrument was prepared by

(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

500.00

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred 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, a married man

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

George Hontzas

(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.

The property conveyed herein is not the homestead of Randall H. Goggans, his wife's name
being Holly H. Goggans and their home address being 1869 Southwood Road, Birmingham, Al. 35216.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (xxx) do, for myself (xxxxxxx) and for my (xxxxx) heirs, executors and administrators, covenant with said grantee, his,
her or their heirs and assigns, that I am (xxxxxx) lawfully seized in fee simple of said premises; that they are free from all en-
cumbrances, unless otherwise stated above; that I (xxx) have a good right to sell and convey the same as aforesaid; that I (xxx)
will, and my (xxxxx) 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 (xxx) have hereunto set my (xxx) hand(s) and seal(s) this 20th
day of October, 1983

Deed TAX .50
Rec 1.50
Jud 1.00
3.00

STATE OF ALABAMA
COUNTY OF SHELBY

1984 JAN -5 PM 12:09

Thomas W. Goggans, Jr.
Notary Public

(SEAL)

Randall H. Goggans

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Randall H. Goggans, a married man

a Notary Public in and for said County,

who name(s) 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 20th day of October, 1983

Return to:
Randall H. Goggans
40 Apple Gate Realty
2820 Columbiana Rd.
B'ham, Al. 35246

Notary Public