

This instrument was prepared by

(Name) James F. Burford, III

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

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

1025

That in consideration of \$126,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, RANDALL H. GOGGANS, a married man

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

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

The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1984 and thereafter. (2) Right of way granted to South Central Bell as recorded in Deed Book 337, Page 241 in Probate Office. (3) Right of way granted to Shelby County as recorded in Deed Book 280, Page 340 in Probate Office. (4) Easements to Southern Natural Gas recorded in Misc. Book 90, Page 333 and Misc. Book 90, Page 445 in Probate Office. (5) Subject to any flooding of creek running through subject property.

The property conveyed herein is not the homestead of the grantor.

Grantor expressly reserves a 10' easement through the property conveyed herein for sewer line purposes. The location of said easement shall be at grantee's, his successors, or assigns option so long as said location is reasonable and provides sewer accessibility, by gravity flow if practical, to expressly benefit the following described property: S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, the S 25 acres of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; the N 15 acres of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$; and the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; all in Section 3, Township 21 South, Range 3 West.

\$123488.00 of the consideration recited herein was derived from a 2 purchase money mortgage(s) executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I ~~XXX~~ do for myself ~~(XXXXXX)~~ 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 ~~XXX~~ 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 hands(s) and seal(s), this 14 day of May, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Mtg. 449-06:03
1984 MAY 21 PM 12:05

deed tax - 3.00
1.50
1.00
5.50

RANDALL H. GOGGANS

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, James F. Burford, III, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of May, A. D. 1984.

Public.