This instrument was prepared by 1046

(Name) James F. Burford, III
Suite 2900
(Address) 300 Vestavia Office Park
Birmingham, Alabama 35216

This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

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

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of $15,500.00

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

(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:

An undivided ¼ interest in the N½ of the NW¼ of the NE¼ 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 as 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.
$12,400.00 of the consideration recited herein was derived from grantors undivided ¼ interest in a purchase money mortgage executed simultaneously with the delivery of this deed.
The property conveyed herein is not the homestead of the grantor.
Grantor expressly reserve a 10' easement through the property conveyed herein for sewer line purposes. The location of said easement shall be at grantee's, his sucessors, 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: S½ of the NW¼ of the NE¼ of Section 10, Township 21 South, Range 3 West, the S 25 acres of the SW¼ of the SE¼; the N 15 acres of the SW¼ of the SE¼; and the S½ of the NW¼ of the SE¼; all in Section 3, Township 21 South, Range 3 West.

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

And I (XXX) do, for myself (XXXXXXXXX) and for my (XXX) 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 encumbrances, unless otherwise stated above; that I (XX) have a good right to sell and convey the same as aforesaid; that I (XX) will, and my (XXX) 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 (XXXX) hand(s) and seal(s) this 10 day of May, 19 84.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1984 MAY 21 PM 2:17
JUDGE OF PROBATE

Deed Tax 15.50
Rec. 1.50
Ind. 1.00
18.00

James H. Linder (SEAL) JAMES HUGH LINDER (SEAL)

(SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF SOUTH CAROLINA
COUNTY } General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that James Hugh Linder

whose name(X) 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 10 day of May A.D. 19 84

My Commission Expires
January 13, 1993

Lamar, McDarman [redacted] Suzanne L. Fuller
Notary Public [redacted]

SUZANNE L. FULLER NOTARY PUBLIC SOUTH CAROLINA

Form ATB. 30