

This instrument was prepared by

1087

(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 Co  
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$31,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, **ELEANOR LINDER GREEN and MARION LINDER BRADFORD**

(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  $\frac{1}{2}$  interest in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  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 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. \$24,800.00 of the consideration recited herein was derived from grantors undivided  $\frac{1}{2}$  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 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.

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

And X (we) do, for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will, and ~~XX~~ (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, X (we) have hereunto set ~~XX~~ (our) hand(s) and seal(s) this  
day of May, 1984.

(SEAL)

*Eleanor Linder Green*  
ELEANOR LINDER GREEN

(SEAL)

(SEAL)

*Marion Linder Bradford*  
MARION LINDER BRADFORD

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, *Betty M. Williams*  
in said State, hereby certify that **ELEANOR LINDER GREEN**

a Notary Public in and for said County,

whose 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, has executed the same voluntarily on the day the same bears date.

Given, under my hand and official seal this 9<sup>th</sup> day of May, 1984

*Betty M. Williams*  
Notary Public  
PUBLIC

STATE OF ALABAMA )

Jefferson COUNTY )

I, Betty M. Williams, a Notary Public in and for said County, in said State, hereby certify that Marion Linder Bradford, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of May, 1984.

Betty M. Williams  
NOTARY PUBLIC



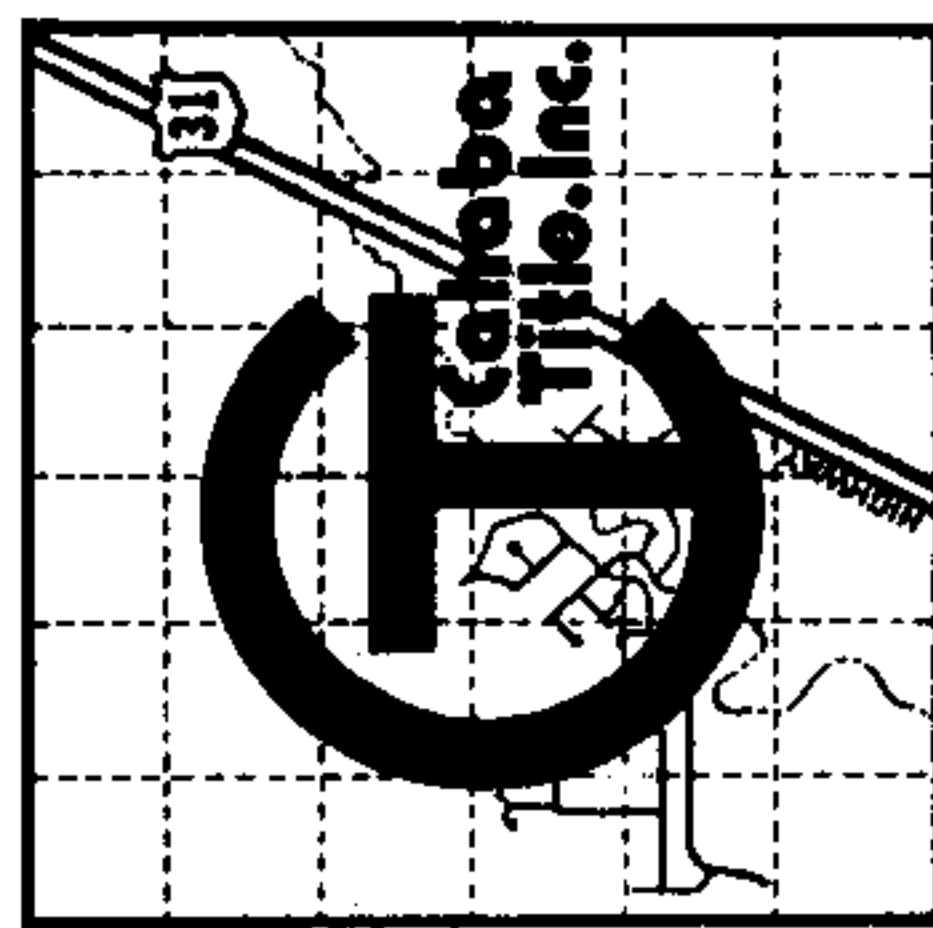
Return to:

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TO

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**  
Policy Issuing Agent for  
Safeco Title Insurance Co.  
TELEPHONE: 988-5600

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 MAY 21 PM 2:18

Thomas A. Williams, Jr.  
JUDGE OF PROBATE

Deed tax 31.00  
Rec 3.00  
Int. 1.00  
35.00