

This instrument was prepared by

P. O. Box 560
Montevallo, Alabama 35115

(Name) DANIEL M. SPITLER

400
This Form furnished by:

(Address) Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

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 -----TWENTY-FIVE THOUSAND, NINE HUNDRED AND NO/100 DOLLARS (\$25,900.00)

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

EUGENE GOGGINS and wife, BILLIE C. GOGGINS,

(therein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
JERALDENE MILLAR, an unmarried woman,

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

A part of the SW 1/4 of SE 1/4 of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Commencing at the SW corner of said forty acres and run North 88 deg. 30 min. East a distance of 465.4 feet; thence run North 26 deg. 30 min. West a distance of 100 feet to point of beginning of lot herein described; from said point of beginning continue thence North 26 deg. 30 min. West 277.6 feet to a point on the SE side of Montevallo-Ashville Highway (Alabama 119); thence along said Highway South 56 deg. 45 min. West 99.2 feet to the center of a driveway; thence run in a Southeasterly direction to point of beginning; being situated in Shelby County, Alabama.

The proceeds of this loan have been applied on the purchase price of the property described herein, conveyed to mortgagor simultaneously herewith.

SUBJECT TO:

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 124, Page 153, in Probate Office.

Easement for driveway fronting 6 feet on the Montevallo-Ashville Highway in NW corner of above described lot and running Southeasterly along the SW boundary of said lot a uniform width of 100 feet as shown by instrument recorded in Deed Book 140, Page 335.

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 am (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 11th

day of July, 1984

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

1984 JUL 11 PM 1:47

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE

Deed TAX 26.00
Rec 2.50
Jud 1.00
29.50

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned,

a Notary Public in and for said County,

in said State, hereby certify that

Eugene Goggins and wife, Billie C. Goggins,

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, they executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 11th day of July, A.D. 1984

Notary Public

BOOK 357 PAGE 134