

(Name) J. Burford, III

(Address) Suite 2900, 300 Vestavia Office Park, Birmingham, Alabama 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:

That in consideration of \$18,600.00 Equity plus assumption of mortgage below

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 South 30 acres of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3, 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 Alabaster Water and Gas Board as recorded in Deed Book 278, Page 391 in Probate Office. (3) Right of way granted to South Central Bell as recorded in Deed Book 337, Page 241 in Probate Office. (4) Right of way granted to Shelby County as recorded in Deed Book 280, Page 340 in Probate Office. (5) Easements to Plantation Pipe Line as recorded in Deed Book 112, Page 364 in Probate Office. (6) Easement to Southern Natural Gas as recorded in Misc. Book 90, Page 445 in Probate Office. (7) Subject to any flooding of creek running through subject property. (8) Any other easements, restrictions, or right of ways of record.

The grantee herein expressly assumes and agrees to pay that certain mortgage from grantor herein to James Hugh Linder, Marian Linder Bradford, Carol Linder Morgan and Eleanor Linder Green, which mortgage covers the conveyed property, and being in the principal amount of \$74,400.00

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 grantee's, its 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: NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, the N 10 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 I ~~do~~ do for myself ~~(and my heirs)~~ and for my ~~heirs~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~heirs~~ 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 September, 1984

Deed tax 19.00
Rec 250
Ind 100
1984 SEP 20 AM 11:23
RANDALL H. GOGGANS
(Seal)
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, James F. Burford III, a Notary Public in and for said County, in said State, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of September, 1984

Notary Public
JAMES F. BURFORD III
NOTARY PUBLIC
A.D. 1984