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This instrument was prepared by

(Name) James F. Burford

(Address) Suite 2900, 300 Vestavia Office Pk.

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Palham, Alabama 35124

Phone (205) 988-6600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten dollars (10.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, D. Stephen Watkins, A single man

(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:

See Exhibit "A" attached hereto for legal description.

This is a corrective deed, correcting that certain deed recorded at Book 351, Page 833. Said erroneous deed conveyed the entire parcel to grantor herein, when the intention of the parties was only to convey a portion of said parcel, therefore, this deed corrects such mistake.

Subject to current taxes, easements, restrictions, and right of ways, all of record.

Mineral rights are hereby quitclaimed to grantee herein but are not warranted.

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

And I ~~do~~ do, for myself ~~and assigns~~ and for my ~~heirs~~ heirs, executors and administrators, covenant with said grantee, his, her or 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 stated above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ 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 22nd day of August, 19 84

(SEAL)

D. Stephen Watkins

D. Stephen Watkins

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson

COUNTY }

General Acknowledgment

I, the undersigned
in said State, hereby certify that D. Stephen Watkins, A single man

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

Given under my hand and official seal this 22nd day of August, A.D. 19 84

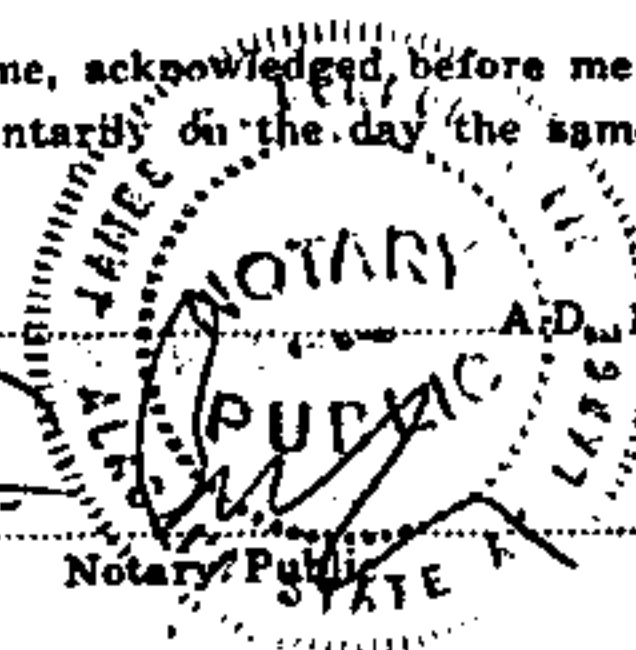


EXHIBIT 'A'
WATKINS TO GOGGANS

All that part of the SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County Alabama, being more particularly described as beginning at a point which is located North 88 deg. 06 min. West 999.76 feet and North 14 deg. 38 min. East 288.0 feet from the Southeast corner of said Section 13; thence from the point of beginning South 88 deg. 06 min. West 49.8 feet to a point on the East margin of Interstate Highway 65; thence along the East margin of said Interstate Highway No. 65 run North 19 deg. 20 min. East 750.17 feet to a point; thence South 87 deg. 24 min. East 186.0 feet to a point on the West margin of a County Road; thence along the West margin of said County Road South 28 deg. 51 min. West 796.65 feet to the point of beginning; being situated in Shelby County, Alabama.
Subject to a 50' easement for gas line.

LESS AND EXCEPT THE FOLLOWING:

A parcel of land located in the Southeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ Section, thence in a Westerly direction, along the South line of said Section, a distance of 999.76 feet, thence 102 degrees 44 minutes right, in a Northeasterly direction, a distance of 288.0 feet, thence 14 degrees 13 minutes right, in a Northeasterly direction, along the Northwestern Right of Way Line of Shelby County Highway 361, a distance of 358.44 feet to the Point of Beginning; thence continue along last described course a distance of 217.84 feet, thence 91 degrees 45 minutes left, in a Northwestern direction, a distance of 149.15 feet to a point on the Southeasterly Right of Way Line of Interstate Highway 65, said point being on a curve to the left, said curve having a radius of 5854.58 feet and a central angle of 2 degrees 37 minutes 25 seconds, thence 96 degrees 46 minutes 19 seconds left, measured to chord of said curve, thence along arc of said curve, in a Southwesterly direction, along said Right of Way, a distance of 268.09 feet, thence 106 degrees 49 minutes 41 seconds left, measured from chord of said curve, in a Southeasterly direction, a distance of 121.01 feet to the Point of Beginning.

Said parcel contains 0.74 acres.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 DEC -5 AM 8:40

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$
Deed Tax	<i>Corrected</i>
Mineral Tax	
Recording Fee	<u>5.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>6.00</u>