

This instrument was prepared by

(Name) Randy Goggans

(Address) 2820 Columbiana Road

This Form furnished by:

Cahaba Title, Inc.

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

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

~~Jefferson~~ Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand Dollars (\$10,000.00)

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Randall H. Goggans and John C. Hearn

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

See attached Exhibit "A" for legal description.

Subject to:

1. Taxes for the year 1985 and the years thereafter.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127 page 374; Deed Book 127 page 378; Deed Book 142 page 249 and Deed Book 232 page 713 in Probate Office.
3. Easement to Plantation Pipe Line as shown by instrument recorded in Deed Book 112 page 328; Deed Book 252 page 603 and Deed Book 307 page 416 in Probate Office.
4. Condemnation for Highway to State of Alabama as set out in Lis Pendens 5 page 229 for I-65.
5. All existing, future, or potential common law of statutory rights of access between the right of way of Interstate 65 and subject property as conveyed and relinquished to the State of Alabama.

The property that is the subject of this conveyance is not the homestead of Randall H. Goggans. TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~we~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 21st day of November, 19 84

(SEAL)

Randall H. Goggans

(SEAL)

(SEAL)

D. Stephen Watkins

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans, a married man, and D. Stephen Watkins, a single man

whose name(s) are signed to the foregoing conveyance, and who are 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 21st day of November, A.D. 19 84

LAMAR, McDORMAN & MOODY

ATTORNEYS AT LAW

SUITE 2800

300 VESTAVIA OFFICE PARK

BIRMINGHAM, ALABAMA 352

Form Ala. 20

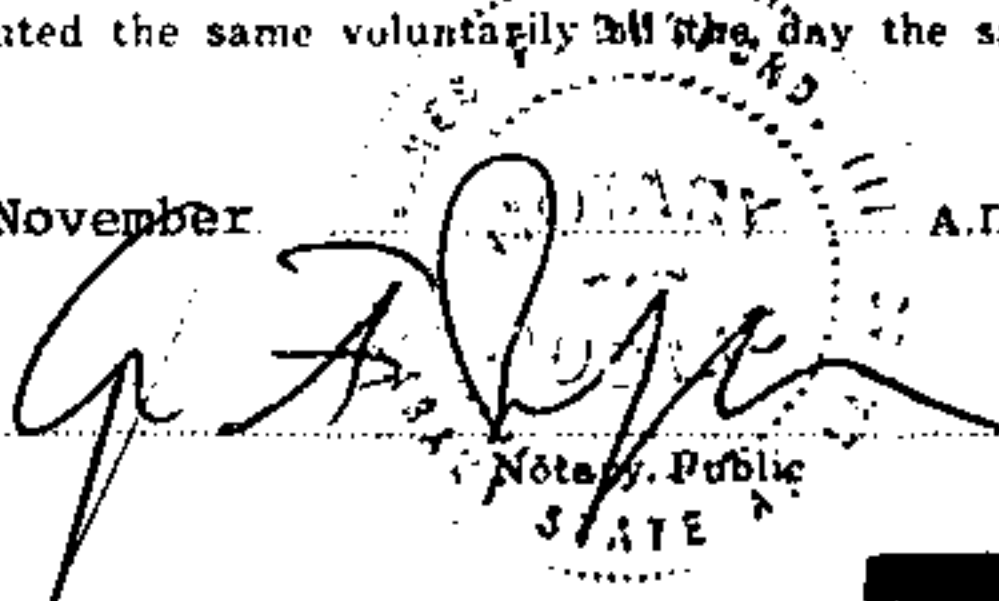


EXHIBIT 'A' - GOGGANS & WATKINS TO GOGGANS & HARN (DEED)

All that part of the SE 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.

LESS & EXCEPT:

A parcel of land situated in the Southeast 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 1/4 section; thence in a Westerly direction along the south line of said Section, a distance of 999.76 feet; thence 102 deg. 44 min. right, in a Northeasterly direction, a distance of 288.0 feet; thence 14 deg. 13 min. 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 deg. 45 min. 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 deg. 37 min. 25 sec.; thence 96 deg. 46 min. 19 sec. 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 deg. 49 min. 41 sec. left measured from chord of said curve, in a southeasterly direction, a distance of 121.01 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, LESS & EXCEPT:

A parcel of land located in the Southeast 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 1/4 section, thence in a Westerly direction along the South line of said Section, a distance of 999.76 feet; thence 102 deg. 44 min. right, in a Northeasterly direction, a distance of 288.0 feet; thence 14 deg. 13 min. right in a Northeasterly direction, along the Northwestern right of way line of Shelby County Highway 361, a distance of 576.28 feet to the Point of Beginning; thence continue along last described course a distance of 231.0 feet; thence 116 deg. 13 min. 30 sec. left, in a Southwesterly direction, a distance of 186.06 feet to a point on the Southeasterly right of way line of Interstate Highway 65; thence 70 deg. 12 min. 30 sec. left, in a Southwesterly direction along said right of way line, a distance of 75.06 feet to the beginning of a curve to the left, said curve having a radius of 5854.58 feet and a central angle of 0 deg. 46 min. 34 sec. thence along arc of said curve, in a southwesterly direction a distance of 79.30 feet, thence 84 deg. 55 min. 50 sec. left, measured from chord of said curve, in a southeasterly direction, a distance of 149.15 feet to the Point of Beginning, being situated in Shelby County, Alabama.

Deed tax 1000
Reg 500
Inst 100
GST 25
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JUDGE OF PROBATE

