

This instrument prepared by:

JAMES M. TINGLE, Attorney
1600 City Federal Building
Birmingham, AL 35203

Send Tax Notice to:

Dr. Veronica Jean Scott
2324 North 21st Avenue
Birmingham, AL 35234

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY and ST. CLAIR COUNTIES)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00) cash, the assumption of the hereinafter described first mortgage, and the execution of a purchase money mortgage of even date herewith, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, RANDALL H. GOGGANS and wife, HOLLY H. GOGGANS, JAMES M. TINGLE, a married man, LEON A. KONTOS, JR., an unmarried man, and THE ALLIED COMPANY, INC., an Alabama corporation, (herein referred to as Grantors), grant, bargain, sell and convey unto VERONICA JEAN SCOTT (herein referred to as Grantee), the following described real estate situated in SHELBY and ST. CLAIR COUNTIES, Alabama, to-wit:

PARCEL I: E 1/2 of SE 1/4, Section 25, Township 18 South, Range 2 East, SHELBY COUNTY, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

PARCEL II: N 1/2 of N 1/2, Section 31, Township 18 South, Range 3 East, LESS AND EXCEPT the NE 1/4 of NE 1/4 of said Section 31, Township 18 South, Range 3 East, being situated in ST. CLAIR COUNTY, Alabama, Pell City Division. Mineral and mining rights excepted.

SUBJECT TO:

1. Easement to Plantation Pipe Line as recorded in Book 23, page 559, in Probate Office of St. Clair County, Alabama. (covering Parcel II above).
2. Mineral and mining rights and other rights, privileges and immunities relating thereto are expressly excepted.
3. Grantee expressly assumes and agrees to pay that certain mortgage heretofore executed by Randall H. Goggans and wife, Holly H. Goggans, to Carleen Embry and Lynda Embry Florey dated February 24, 1981, and recorded in Mortgage Book 410, page 177 in the Probate Office of Shelby County, Alabama, and recorded in Mortgage Record 170, page 73 in the Probate Office of St. Clair County, Alabama, Pell City Division.

✓ Barnett, Tingle

BOOK 010 PAGE 996

The above described property does not constitute the
homeplace of any of the Grantors herein.

TO HAVE AND TO HOLD to the said Grantee, her heirs and
assigns forever.

And we do for ourselves and for our heirs, executors,
administrators, successors and assigns, (as the case may be),
covenant with the said GRANTEE, her heirs and assigns, that we
are lawfully seized in fee simple of said premises; that they
are free from all encumbrances, unless otherwise noted above;
that we have a good right to sell and convey the same as afore-
said; that we will and our heirs, executors, administrators,
successors and assigns shall warrant and defend the same to the
said GRANTEE, her heirs and assigns forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set
their hands and seals and undersigned corporation grantor by
its President, who is authorized to execute this conveyance,
hereto sets its signature and seal, this the 6th day of
December, 1984.

Randall H. Goggans (L.S.)
RANDALL H. GOGGANS

Holly H. Goggans (L.S.)
HOLLY H. GOGGANS

James M. Tingle (L.S.)
JAMES M. TINGLE

Leon A. Kontos, Jr. (L.S.)
LEON A. KONTOS, JR.

THE ALLIED COMPANY, INC.

By Robert C. Bennett
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said State, hereby certify that RANDALL H. GOGGANS and wife, HOLLY H. GOGGANS, whose names 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 6th day of December, 1984.

Marcella Lynn Blackledge
NOTARY PUBLIC

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said State, hereby certify that JAMES M. TINGLE, 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 6th day of December, 1984.

Shirley A. Townsend
NOTARY PUBLIC

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said State, hereby certify that LEON A. KONTOS, JR., an unmarried 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 6th day of December, 1984.

Lusie B. Collier
NOTARY PUBLIC

MY COMMISSION EXPIRES MAY 8, 1988

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said State, hereby certify that ROBERT C. BARNETT, whose name as President of The Allied Company, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal, this the 6th day of December, 1984.

Shirley A. Townsend
NOTARY PUBLIC

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

1984 DEC -7 AM 8:38

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

Deed Tax 40.00
Rec 7.50
Ind. 1.00
48 50