

(Name) Randy Goggans

(Address) 2820 Columbiana Road  
Birmingham, AL 35216

This Form furnished by:

**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

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Two Thousand Dollars (\$22,000.00)

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

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

Jerald R. Johns and Richard D. Anderson

(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 thereafter.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127 page 374 and 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 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 or statutory rights, of access between the right of way of I-65 and subject property as conveyed and re-linguished to the State of Alabama.

Said 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 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 ~~they~~ (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 5th  
day of December, 19 84

(SEAL)

D. Stephen Watkins

(SEAL)

(SEAL)

Randall H. Goggans

(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 D. Stephen Watkins, a single man and Randall H. Goggans,  
a married 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, executed the same voluntarily on the day the same were made.

Given under my hand and official seal this 5th day of December

Alabama Federal

Lusie B. Collier

Notary Public

# Exhibit "A"

A tract of land situated in the SE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and 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 northwesterly right of way line of Shelby County Road No. 361 a distance of 586.28 feet to the point of beginning; thence 91 deg. 45 min. left and leaving the northwesterly right of way line of Shelby County Road No. 361 a distance of 150.40 feet to the easterly right of way line of Interstate Highway No. 65, said point being on a curve to the right, said curve having a central angle of 40 min. 40 sec. and a radius of 5,854.58 feet; thence 84 deg. 38 min. 20 sec. right to the tangent of said curve and along the arc of said curve and said easterly right of way line of Interstate Highway No. 65 a distance of 69.26 feet; thence tangent to the preceding curve a distance of 75.06 feet; thence 70 deg. 12 min. 30 sec. right and leaving the easterly right of way line of Interstate Highway No. 65 a distance of 186.06 feet to the northwesterly right of way line of Shelby County Road No. 361; thence 115 deg. 13 min. 30 sec. right and along the Northwesterly right of way line of said County road a distance of 221.00 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 012 PAGE 305

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

1984 DEC 19 PM 12:40

See Mtg 012-306

Thomas A. Landon, Jr.  
JUDGE OF PROBATE

## RECORDING FEES

|               |         |
|---------------|---------|
| Recording Fee | \$ 5.00 |
| Index Fee     | 1.00    |
| TOTAL         | \$ 6.00 |