

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

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) and other consideration

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 Ronald E. Epstein and Shihan Y. Oyama

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

The Southeast one-quarter of the Northwest one-quarter of Section 22, Township 18 South, Range 1-West, Shelby County, Alabama.

Grantees agree to expressly assume the mortgage recorded in Deed Book 446, Page 110 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1985 and thereafter.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 243 page 828 and Deed Book 322 page 986 in Probate Office.
3. Agreement with regard to road right-of-way as set out in Real Volume 18 Page 775 in Probate Office, which is dated February 21, 1985.

Said property is not and never has been the homestead of the Grantor.

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 I am (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 26th day of February, 1985

day of February, 1985

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(SEAL)

Randall H. Goggans

(SEAL)

Thomas W. Shreve, Jr.
JUDGE OF PROBATE

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama
Jefferson COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Randall H. Goggans, a married man

a Notary Public in and for said County

whose name(s) is signed to the foregoing conveyance, and who 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 bore date.

Given under my hand and official seal this 26th day of February, A.D. 1985

Leitman, Siegal & Payne
425 First A.O. Bank Bldg.
417 No. 20th Street
Birmingham, Alabama 35202

Notary Public

MY COMMISSION EXPIRES JUNE 11, 1989