

This instrument was prepared by

(Name) James F. Burford, III

(Address) Suite 2900, 300 Vestavia Office Park

Birmingham, Alabama 35216

WARRANTY DEED

This Form furnished by:

Cahaba Title, Inc.

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

Palham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



SLWD TRF No

TO:
LIGHTHOUSE DEV

500 11000000

61175 114

B'ham, Ala. 35220

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$18,600.00 Equity plus assumption of mortgage below

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

LIGHTHOUSE DEVELOPMENT, INC.

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

The South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and the North 10 acres of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ all in Section 3, Township 21 South, Range 3 West, Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

- 1) Taxes for the year 1985 and thereafter.
- 2) Right of way granted to Alabaster Water and Gas Board as recorded in Deed Book 278, Page 391 in Probate Office.
- 3) Right of way granted to South Central Bell as recorded in Deed Book 337, Page 241 in Probate Office.
- 4) Right of way granted to Shelby County as recorded in Deed Book 280, Page 340 in Probate Office.
- 5) Easements to Plantation Pipe Line as recorded in Deed Book 112, Page 364 in Probate Office.
- 6) Easement to Southern Natural Gas recorded in Misc. Book 90, Page 445 in Probate Office.

(Cont'd on back)

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

And I (xx) do, for myself (xx) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (xx) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (xx) have a good right to sell and convey the same as aforesaid; that I (xx) 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 (xx) have hereunto set my (xx) hand(s) and seal(s) this 28 day of Feb, 1985

(SEAL)

RANDALL H. GOGGANS

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

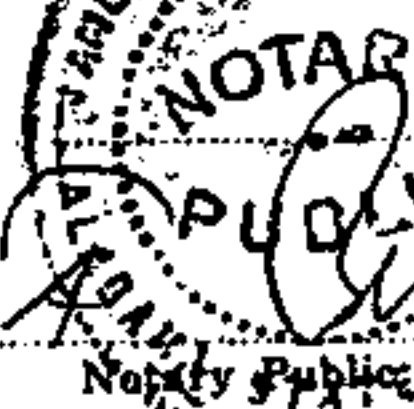
I, **James F. Burford, III**
in said State, hereby certify that

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 is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of Feb, 1985



(Cont'd from front)

- 7) Subject to any flooding of creek running through subject property.
8) Any other easements, restrictions, or right of ways of record.
The grantee herein expressly assumes and agrees to pay that certain mortgage from grantor herein to James Hugh Linder, Marian Linder Bradford, Carol Linder Morgan and Eleanor Linder Green, which mortgage covers the conveyed property, and being in the principal amount of \$74,400.00.

The property conveyed herein is not the homestead of the grantor.

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

1985 APR -5 AM 10:34

Thomas A. Brantley, Jr.
JUDGE OF PROBATE

Deed TAX 19.00
Rec 5.00
Jud 1.00
25.00

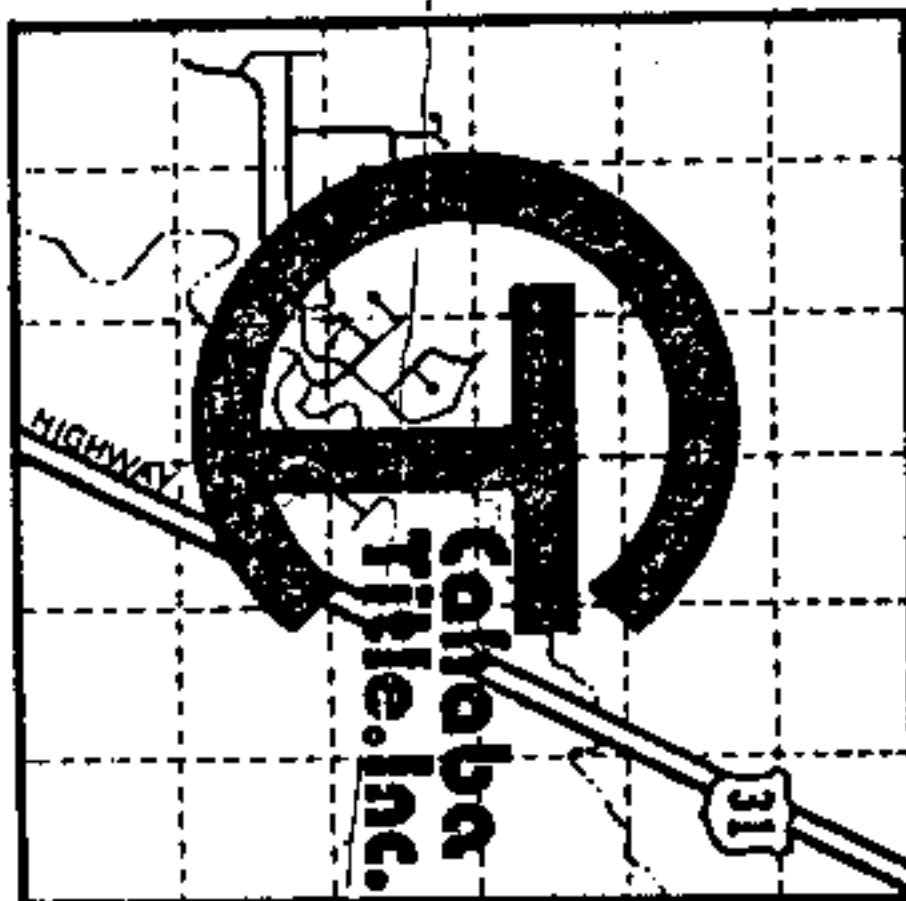
BOOK 023 PAGE 147

STATE OF ALABAMA
COUNTY OF

WARRANTY DEED

TO

Return to:



Recording Fee \$
Deed Tax \$

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