

407

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Thousand Three Hundred Ninety Five and 70/100 Dollars (\$6,395.70) and assumption of mortgage to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Randall H. Goggans (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Applegate Realty, Inc. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel L of Tract Eight Subdivision, as recorded in Map Book 10, Pages 21 and 22, in the Probate Office of Shelby County, Alabama, being described as follows: the South one-half (1/2) of Southeast Quarter and Northeast Quarter of Southeast Quarter, Section 8, Township 20 South, Range 1 West, Shelby County, Alabama.

Subject to all rights of way and easements that may be of record or in evidence by use, all planning, zoning, health and other governmental regulations, if any, affecting subject property, and any and all oil, gas, mineral and mining rights.

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

The Grantee herein expressly agrees to assume and pay that certain mortgage from Grantor to First Alabama Bank, which mortgage is of record with the Judge of Probate, Shelby County, Alabama and dated August 4, 1987.

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

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that I am seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of September, 1987.

Randall H. Goggans
Randall H. Goggans

151-100-305

STATE OF ALABAMA)
St. Clair COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans, 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 18th day of September, 1987.

Dyonda C. Day
Notary Public

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

1987 OCT -7 AM 10:34

Thomas A. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>6.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>12.50</u>