

This instrument was prepared by

(Name) RANDY GOGGANS

(Address) 150 OLDE TOWNE 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

1846

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) 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 REXGATE PROPERTIES, an Alabama General Partnership

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

An easement for ingress and egress as described in attached Exhibit "A" which was deeded to Randall H. Goggans in that certain deed from Gulf States Paper Corporation recorded in Book 145, Page 51, Probate Office of Shelby County, Alabama.

Said property is not the homestead of the grantor. RHG.

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

And I (XX) do, for myself (XXXXXXXX) and for my (XXX) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (XXXXX) 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 (XXX) 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 (XXX) hand(s) and seal(s) this 13th day of January, 1988

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(SEAL)

Randall H. Goggans
Randall H. Goggans

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned Randall H. Goggans, a married man a Notary Public in and for said County, in said State, hereby certify that

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January, A.D. 1988

Mary Catherine McCluskey
Notary Public

Exhibit "A"

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TOGETHER WITH an easement for ingress and egress heretofore reserved on Statutory Warranty Deed from Gulf States Paper Corporation to Laurence D. Weygand and wife, Jane C. Weygand, dated September 15, 1966 and recorded in Real Record 091 at Page 25, in the Probate Office of Shelby County, Alabama and described in said deed as follows: GRANTOR RESERVES unto itself, its successors or assigns, an easement for ingress and egress from Shelby County Highway #69 to the South line of the SW 1/4 of SE 1/4, Section 8, Township 20 South, Range 1 West along the existing primary gravel and dirt road that was built and maintained by Grantor, across the N 1/2 of NE 1/4, Section 17, Township 20 South, Range 1 West, Shelby County, Alabama; provided however, GRANTEEES shall have the right to vary the present location in a reasonable manner provided there is no reduction in the quality and utility of access. This right of rerouting of road is contingent upon GRANTEEES providing an access road of equal quality and utility to the South line of the SW 1/4 of SE 1/4, Section 8, Township 20 South, Range 1 West. In the event GRANTOR, its successor or assigns, desires, upon mutual agreement as to final location with GRANTEEES, their heirs or assigns, provided there is no reduction in quality and utility of access, to improve the above described access road to county specifications, GRANTEEES, their heirs or assigns, agree to donate the required fifty (50) foot or sixty (60) foot right-of-way to Shelby County upon improvement of the road to county specifications and acceptance.

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

88 JAN 29 AM 10:10

James A. ...
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00

TOTAL 6.50