

This instrument was prepared by 1903

(Name) ☒ Alabama Federal Savings and Loan Association

(Address) 213 NORTH 20TH STREET, BIRMINGHAM, AL 35203

STATE OF ALABAMA
COUNTY JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That Whereas,

RANDALL H. GOGGANS, A MARRIED MAN
(hereinafter called "Mortgagors", whether one or more) are justly indebted, to Alabama Federal Savings and Loan Association

FOR FIVE THOUSAND AND NO/100 (hereinafter called "Mortgagee", whether one or more), in the sum of Dollars (\$45,000.00), evidenced by one promissory note of even date herewith, bearing interest from date and at the rate therein provided and which said indebtedness is payable in the manner as provided in said note, and the said note forming a part of this instrument

NOTE OF EVEN DATE AND PAYABLE IN ONE PAYMENT DUE OCTOBER 23, 1988, WITH INTEREST AS SET OUT IN SAID NOTE.

And Whereas, Mortgagors agreed, in incurring said indebtedness, that this mortgage should be given to secure the prompt payment thereof.

NOW THEREFORE, in consideration of the premises, said Mortgagors,

RANDALL H GOGGANS
and all others executing this mortgage, do hereby grant, bargain, sell and convey unto the Mortgagee the following described real estate, situated in SHELBY County, State of Alabama, to-wit:

SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION

SAID PROPERTY IS NOT THE HOMESTEAD OF THE MORTGAGOR.

BOOK 196 PAGE 392

In the event of sale or transfer of title to the premises described in this mortgage without the prior consent of Alabama Federal Savings and Loan Association the principal sum due upon the note secured by this mortgage, at the option of the holder hereof, shall immediately become due and payable without notice or demand, such notice or demand being expressly waived.

Said property is warranted free from all incumbrances and against any adverse claims, except as stated above.

BOOK 196 PAGE 393

IN WITNESS WHEREOF the undersigned

have hereunto set OUR signature

and seal, this

25TH day of

JULY

1988

(SEAL)

(SEAL)

... (SEAL)

(SEAL)

I, UNDERSIGNED
hereby certify that RANDALL H GOGGANS

, a Notary Public in for for said County, in said State,

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 25TH day of JULY 1988

Given under my hand and official seal this 25th day of

day of

JULY

1988

Ab DUK

I.
hereby certify that

, a Notary Public in and for said County, in said State,

whose name as _____ of _____
a corporation, 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.
Given under my hand and official seal, this the _____ day of _____, 19____.

Given under my hand and official seal, this the

day of

. 19

Notary Public

Return to:
Alabama Federal Savings & Loan Association

213 NORTH 20TH STREET
BIRMINGHAM, AL 35203

ATTN: CINDY TUTEN

MORTGAGE

RANDALL H GOGGANS

10

**ALABAMA FEDERAL SAVINGS AND LOAN
ASSOCIATION**

SCHEDULE A

Part of the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southeast corner of NE 1/4 of NE 1/4 of said Section 27, run in a Westerly direction along the South line of said NE 1/4 of NE 1/4 for a distance of 815.51 feet; thence turn an angle to the left of 39 deg. 07 min. 43 sec. and run in a Southwesterly direction for a distance of 650.30 feet, more or less, to a point on the East line of the SW 1/4 of NE 1/4 of said Section 27; thence turn an angle to the left of 52 deg. 20 min. 38 sec. and run in a Southerly direction along the East line of said SW 1/4 of NE 1/4 for a distance of 506.46 feet to an existing iron pin; thence turn an angle to the right of 52 deg. 23 min. 31 sec. and run in a Southwesterly direction for a distance of 649.85 feet, more or less, to an existing iron pin being on the South line of said SW 1/4 of NE 1/4; thence turn an angle to the right of 39 deg. 09 min. 39 sec. and run in a Westerly direction along the South line of said SW 1/4 of NE 1/4 for a distance of 550.76 feet to an existing iron pin being the Southeast corner of Lot 10, Parkview, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 7 page 44; thence turn an angle to the right of 89 deg. 04 min. and run in a Northerly direction along the East line of said Parkview Subdivision for a distance of 1157.88 feet to an existing iron pin; thence turn an angle to the right of 91 deg. 19 min. and run in an Easterly direction for a distance of 273.86 feet to an existing iron pin; thence turn an angle to the left of 24 deg. 20 min. and run in a Northeasterly direction for a distance of 228.40 feet; thence turn an angle to the right of 61 deg. 02 min. 50 sec. and run in a Southeasterly direction for a distance of 219.91 feet to an existing iron pin; thence turn an angle to the left of 80 deg. 34 min. 09 sec. and run in a Northeasterly direction for a distance of 363.00 feet to an existing iron pin; thence turn an angle to the left of 46 deg. 00 min. and run in a Northerly direction for a distance of 102.00 feet to an existing iron pin; thence turn an angle to the right of 90 deg. and run in an Easterly direction for a distance of 240.32 feet; thence turn an angle to the left of 90 deg. 02 min. 32 sec. and run in a Northerly direction for a distance of 550.05 feet; thence turn an angle to the right of 90 deg. 00 min. 19 sec. and run in an Easterly direction for a distance of 699.11 feet; thence turn an angle to the left of 89 deg. 57 min. 53 sec. and run in a Northerly direction for a distance of 250.00 feet; thence turn an angle to the right of 90 deg. 01 min. 25 sec. and

SCHEDULE A PAGE 2

1. Deed Tax \$
2. Mlg. Tax 67.50
3. Recording Fee 10.00
4. Indexing Fee 1.00
TOTAL 78.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 27 AM 9:45

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

run in an Easterly direction for a distance of 485.60 feet to a point on the East line of the NE 1/4 of NE 1/4 of said Section 27; thence turn an angle to the right and run in a Southerly direction along said East line of NE 1/4 of NE 1/4 for a distance of 926.32 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

ALSO,

Commence at the Southwest corner of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 2 West, and run East along the South line of said 1/4 1/4 Section a distance of 924.30 feet to the point of beginning, said point being the Southeasterly corner of Lot 10, Parkview, as recorded in Map Book 7 page 44 in the Probate Office of Shelby County, Alabama; thence continue along the last described course a distance of 16.02 feet to a point; thence 90 deg. 28 min. to the right in a Northerly direction along the West line of Lots 19, 18, 17, 16, 15, Block 1, First Sector, Cherokee Forest as recorded in Map Book 5 page 17 in Probate Office of Shelby County, Alabama, and the West line of Lots 14-A and 13-A, Block 1, a Resurvey of Lots 13 & 14, Block 1, First Sector, Cherokee Forest, as recorded in Map Book 6 page 46 in the Probate Office of Shelby County, Alabama, and the Southerly prolongation of said Block 1, First Sector, Cherokee Forest, a distance of 2545.20 feet to a point; thence 83 deg. 29 min. 34 sec. to the left in a Northwesterly direction a distance of 37.02 feet to the Northeast corner of Lot 20, Parkview, as recorded in Map Book 7 page 44 in the Probate Office of Shelby County, Alabama; thence 96 deg. 58 min. 26 sec. to the left in a Southerly direction along the Easterly line of Lots 20, 19, 18, 17, 16, 15, 14, 13, 12, 11 and 10, Parkview, a distance of 2549.35 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT any portion of subject property which may lie in Parkview Subdivision, as recorded in Map Book 7 page 44 or which may be in First Sector, Cherokee Forest, as recorded in Map Book 5 page 17, or which may lie in that property conveyed to Arrowhead Associates, Inc., as described in Deed recorded in Deed Book 303 page 499 in Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT: Commence at the Southwest corner of Lot 19, Cherokee Forest, First Sector, a subdivision, as recorded in Map Book 5 page 17 in the Office of the Judge of Probate of Shelby County, Alabama for a point of beginning; thence Easterly along the South line of said Lot 19, a distance of 223.86 feet to the Westerly right of way margin of Forest View Drive, a dedicated street in said subdivision; thence continue along last stated course and along and with the South right of way margin of said dedicated street 20.0 feet; thence 88 deg. 41 min right 40.00 feet; thence 91 deg. 19 min. right, 19.94 feet; thence 91 deg. 19 min. left, 269.86 feet; thence 90 deg. right, 223.86 feet to the East line of Lot 13, Parkview, as recorded in Map Book 7 page 44, Office of the Judge of Probate; thence 90 deg. right and along and with the East line of Lots 13, 14 and 15, Parkview, 315.00 feet to the Southwest corner of Lot 19, Cherokee Forest, 1st Sector, the point of beginning; being situated in Shelby County, Alabama.

BOOK 196 PAGE 395