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

Send Tax Notice To:  
Applegate Realty, Inc.  
1400 11th Avenue S.E.  
Bham AL 35216

WARRANTY DEED

STATE OF ALABAMA )  
  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety Thousand and No/100 Dollars (\$90,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Randall H. Goggans, <sup>A SINGLE MAN</sup> (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:

See Exhibit "A" attached hereto and incorporated herein for legal description.

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SUBJECT TO: (1) Taxes due in the year 1989 and thereafter. (2) North Shelby County Fire District Dues. (3) North Shelby County Library District Dues. (4) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 186, Page 185 and Deed Book 101, Page 540 in Probate Office. (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 70, Page 521 and Real 70, Page 526 in Probate Office. (6) Encroachment of concrete flume on the Northwesterly side of property as shown by survey of K. B. Weygand and Associates.

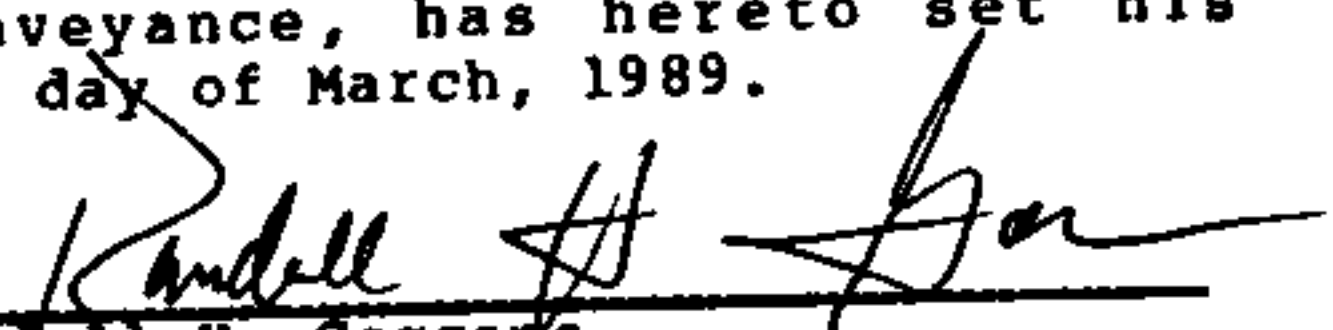
\$75,000.00 of the consideration recited herein was derived from a mortgage loan, closed simultaneously herewith.

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

TO HAVE AND TO HOLD to the said Grantees, his heirs and assigns forever.

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

IN WITNESS WHEREOF, the said Randall H. Goggans, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 21 day of March, 1989.

  
Randall H. Goggans

STATE OF ALABAMA )  
JEFFERSON 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 said instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of March, 1989.

  
\_\_\_\_\_  
Notary Public

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EXHIBIT "A"

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 23, and the Southeast 1/4 of the Southeast 1/4 of Section 22, all in Twpship 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 23, said corner being the point of beginning of the parcel herein described; thence run in an easterly direction along the south line of said Section 23 for a distance of 1325.55 feet to the Southeast corner of said Southwest 1/4 SW 1/4; thence turn an angle to the left of 93 deg. 05 min. 00 sec. and run in a northerly direction for a distance of 905.00 feet to a point on the south line of Lot 10, Oakridge 2nd Sector as recorded in Map Book 10 page 50, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of 125 deg. 27 min. 30 sec. and run in a southwesterly direction along the south line of Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 of said Oakridge 2nd Sector for a distance of 1262.86 feet to a point; thence turn an angle to the right of 64 deg. 48 min. 45 sec. and run in a northwesterly direction along the southwest line of Lot 20 of said subdivision and the southwest line of Lot 75 of Oakridge 1st Sector as recorded in Map Book 9 page 176 in the Office of the Judge of Probate Shelby County, Alabama, for a distance of 362.69 feet to a point on the southeasterly right of way line of Parkside Drive, said point being on a curve, concave to the northwest, said curve having a central angle of 9 deg. 51 min. 12 sec. and a radius of 174.66 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. to chord and run along the arc of said curve on said right of way for a distance of 30.04 feet to the northernmost corner of Lot 76-A of a Resurvey of Lot 76, Oakridge 1st Sector as recorded in Map Book 9 page 180, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 90 deg. 00 min. 00 sec. from chord and, leaving said right of way, run along the northeast line of said Lot 76-A in a southeasterly direction for a distance of 336.37 feet to the easternmost corner of said Lot 76-A; thence turn an angle to the right of 142 deg. 05 min. 25 sec. and run in a southwesterly direction along the south line of said Lot 76-A for a distance of 260.30 feet to a point which is the southernmost mutual corner of said Lot 76-A and Lot 26, Parkside as recorded in Map Book 7 page 136, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle of 81 deg. 31 min. 41 sec. to the left and run in a southerly direction along the easterly line of said Lot 26, Parkside for a distance of 49.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

89 MAR 23 AM 8:49

*Thomas R. Shoultz, Jr.*  
JUDGE OF PROBATE

1. Dead Tax \$ 15.00  
2. Mig. Tax         
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
TOTAL 23.50

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