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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:

Crossbrook Prop 3120
150 OLD TOWN ROAD
B'ham. AL. 35216

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Five Thousand and No/100 Dollars (\$105,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Randall H. Goggans, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Crossbrook Properties Third Sector, 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:

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

SUBJECT TO: (1) Taxes due in the year 1990 and thereafter. (2) Easements, restrictions, mineral rights and Articles of Incorporation and By-Laws of Crossbrook Third Sector Homeowners Association, Inc., all for record.

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

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 lawfully 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 4 day of January, 1990.

Randall H. Goggans (L.S.)
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, a married man, 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 4 day of January, 1990.

[Signature]
Notary Public

BOOK 274 PAGE 73

EXHIBIT "A"

Tracts 1, 2, 4, 5 and 7, according to the Survey of Crossbrook Farms, Third Sector, Revised, Revision of Lots 1, 2, 3, 4, 5, 7 and 8, as recorded in Map Book 13, Page 148 in the Probate Office of Shelby County, Alabama.

BOOK 274 PAGE 74

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

90 JAN 12 AM 9:21

Thomas W. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 105.00
2. Ad. Tax	\$ 3.00
3. Ad. Tax	\$ 3.00
4. Ad. Tax	\$ 1.00
5. Ad. Tax	\$ 1.00
6. Ad. Tax	\$ 1.00
TOTAL	\$ 114.00