

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

Send Tax Notice To:  
Chelsea 240  
150 Olde Towne Road  
Birmingham, AL 35216

### WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty Five Thousand and No/100 Dollars (\$235,000.00) 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 Chelsea 240, 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 of record.

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The property conveyed herein is not the homestead of the Grantor. \$180,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith. 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 13<sup>th</sup> day of March, 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 13<sup>th</sup> day of March, 1990.

Amey D. Vines  
Notary Public

## SURFACE RIGHTS ONLY TO:

The N 1/2 of the SE 1/4 of Section 14; N 1/2 of SW 1/4, W 1/2 of SW 1/4 of NW 1/4, Section 13; All in Township 20 South, Range 1 West, Shelby County, Alabama.

It is hereby accepted that the West line of the NW 1/4 of SE 1/4 of Section 14, Township 20 South, Range 1 West, is the same line as the East line of the Harman Barry Faulk Property as described in Real Record 213, Page 4, in the probate office of Shelby County, Alabama.

## Together With:

A 60 ft. easement for Ingress, Egress, and all public utilities being 30 ft. either side and adjacent to a centerline over and across a part of the S 1/2 of the SE 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama; said centerline being more particularly described as follows: to find the point of beginning start at the SW corner of the SE 1/4 of the SE 1/4 and run North 89 degrees 14 minutes and 18 seconds East and along the South boundary of the SE 1/4 of the SE 1/4 for a distance of 24.15 ft. to the point of beginning; thence run North 4 degrees 03 minutes and 20 seconds West and along said centerline for a distance of 188.90 ft. to the point of curvature of a curve having a delta angle of 5 degrees 45 minutes and 16 seconds right, a centerline radius of 1030.00 ft., and a centerline tangent of 51.77 ft.; thence run North 1 degree 10 minutes and 29 seconds West and along said curving centerline for an arc distance of 103.45 ft. (103.40 ft. chord) to the point of tangency of said curve, said point also lying on the West boundary of the SE 1/4 of the SE 1/4; thence run North boundary of said forty for a distance of 1094.18 ft. to the positional location of the NW corner of said forty; thence 1 degree 41 minutes and 56 seconds East and along the West continue North 1 degree 41 minutes and 56 seconds East and along said centerline for a distance of 45.21 ft. to the painted line established by Gulf States Paper Corporation, said line being the accepted North boundary of the S 1/2 of the SE 1/4 and said point being the point of ending of the centerline described herein.

Also a 60 foot easement for Ingress, Egress and all public utilities being 30 ft. either side and adjacent to a centerline over and across a part of the N 1/2 of the NE 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; said centerline being more particularly described as follows: to find the point of beginning start at the NW corner of the NE 1/4 of the NE 1/4 and run North 89 degrees 14 minutes and 18 seconds East and along the North boundary of the NE 1/4 of the NE 1/4 for a distance of 24.15 ft. to the point of beginning; thence run South 4 degrees 03 minutes and 46 seconds East and along said centerline for a distance of 19.76 ft. to a point of curvature of a curve having a delta angle of 20 degrees 40 minutes and 33 seconds right, a centerline radius of 1030.00 ft., and a centerline tangent of 187.89 ft.; thence run South 6 degrees 17 minutes and 01 seconds West and along said curving centerline for an arc distance of 371.68 ft. (369.67 ft. chord) to the point of tangency of said curve; thence run South 16 degrees 37 minutes and 32 seconds West and along said centerline for a distance of 32.24 ft. to the point of curvature of a curve having a delta angle of 14 degrees 52 minutes and 14 seconds left, a centerline radius of 383.13 ft., and a centerline tangent of 50.00 ft.; thence run South 9 degrees 11 minutes and 11 seconds West and along said curving centerline for an arc distance of 99.44 ft. (99.16 ft. chord) to the point of tangency of said curve; thence run South 1 degree 45 minutes and 04 seconds West and along said centerline for a distance of 204.01 ft. to the point of curvature of a curve having a delta angle of 29 degrees 11 minutes and 02 seconds right, a centerline radius of 192.06 ft., and a centerline tangent of 50.00 ft.; thence run South 16 degrees 20 minutes and 35 seconds West and along said curving centerline for an arc distance of 97.83 ft. (96.77 ft. chord) to the point of tangency of said curve; thence run South 30 degrees 56 minutes and 06 seconds West and along said centerline for a distance of 42.79 ft. to the centerline of a gravel county road, said point also being the point of ending of the centerline described herein.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

STATE OF ALA.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAR 26 PM 1:38

JUDGE OF PROBATE

1. Deed Tax	\$ 55.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 63.00