

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

Send Tax Notice To: Randall H. Goggans

150 Olde Towne Road

Birmingham, Al. 35216

WARRANTY DEED-

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$242,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ALDINE S. JOHNSON, a widow, and, JAMES H. RILEY, III, a married man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

All our right title and interest, including any Life Estate in ALDINE S. JOHNSON, in and to the Real Property described in the Attached Exhibit "A" which is incorporated herein in haec verba.

subject to:

1. Transmission Line permit to Alabama Power Company recorded in Deed Book 166, page 418, and Deed Book 134, page 552 and Deed Book 124, page 571 in Probate Office of Shelby County.

The undersigned JAMES H. RILEY, III, hereby warrants that the property herein conveyed is not the homestead of he or his spouse.

\$235,000.00 of the Purchase Price recited herein is secured by a purchase Money Mortgage recorded simultaneously herewith.

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

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 22nd day of March, 1990.

JAMES H. RILEY, III

ALDINE S. JOHNSON

by Lou Nell R. Dobbins, her Attorney -in-fact
by virtue of Power of Attorney
Recorded in Book 282, page 854, in Probate
Office of Shelby County

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that James H. Riley, III, 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 22nd day of March, A. D. 1990

DAN TAYLOR

Notary Public

Fruit A.L. Baul

EXHIBIT "A"

Begin at the SW corner of the SW 1/4 of NW 1/4 of Section 5, Township 19 South, Range 1 West; thence East along the South line of same 1333.91 feet to the SE corner of said 1/4 1/4 Section; thence 89 deg. 23 min. left North along the East line of said 1/4 1/4 Section 987.38 feet; thence 90 deg. 55 min. left West 1343.23 feet to the West line of said 1/4 1/4 Section; thence 89 deg. 37 min. left South 11.72 feet; thence 88 deg. 59 min. left East 50.00 feet; thence 88 deg. 59 min. right South 359.41 feet to North line of Ford Crest Drive; thence 106 deg. 43 min. right Northwest along said Drive 52.21 feet to the West line of said 1/4 1/4 Section; thence 106 deg. 43 min. left South along said West line 622.69 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, Alabama.
Together with the following described property:

Commence at the SE corner of the SE 1/4 of NE 1/4 of Section 6, Township 19 South, Range 1 West; thence North along the East line of said 1/4 1/4 Section 325.00 feet to the point of beginning; thence continue along the last named course 60.00 feet; thence 89 deg. 58 min. left West 1270.76 feet to the East right of way line of Highway No. 119; thence 60 deg. 17 min. left Southwest along said right of way 69.09 feet; thence 119 deg. 43 min. left East 1305.04 feet to the point of beginning; being situated in Shelby County, Alabama.

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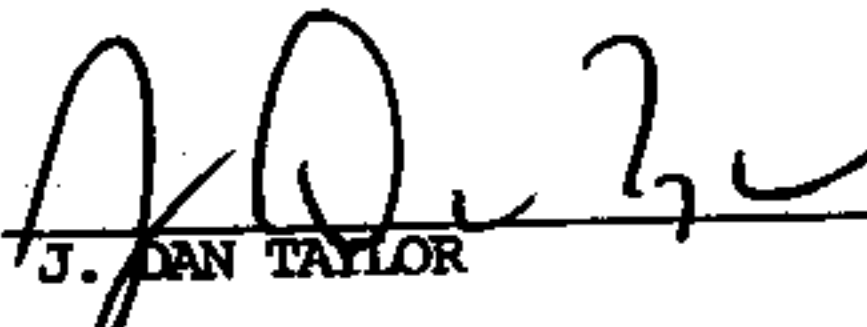
Howell Riley Perkins
James H. Riley

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public, in and for said County and State, hereby certify that LOU NELL R. DOBBINS, whose name as Attorney-in-fact, for ALDINE S. JOHNSON, 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, she, as such Attorney-in-fact, by virtue of Power of Attorney, and with full authority, executed the same voluntarily for ALDINE S. JOHNSON, on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 1990.


J. DAN TAYLOR

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

90 APR -3 AM 9:25

JUDGE OF PROBATE

1. Dead Tax	2.50
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. Notary Fee	1.00
6. Certified Fee	
Total	19.00