

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

1947
Send Tax Notice To:
31-119, AN ALA GEN PARTNERSHIP
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 SEVENTY FIVE THOUSAND AND NO/100 Dollars (\$75,000.00) Equity 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 31-119, 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 BY REFERENCE HEREIN FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes due in the year 1990 and thereafter. (2) Easements, restrictions, rights-of-way and permits of record.

The Grantee herein expressly assumes and agrees to pay that certain mortgage to First Alabama Bank in the original principal amount of Two Hundred Thirty Five Thousand and No/100 Dollars (\$235,000.00) which encumbers the property conveyed herein.

The property conveyed herein is not the homestead of 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 18 day of APRIL, 1990.


RANDALL H. GOGGANS (L.S.)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, James F. Burford, III, 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 18 day of APRIL, 1990.

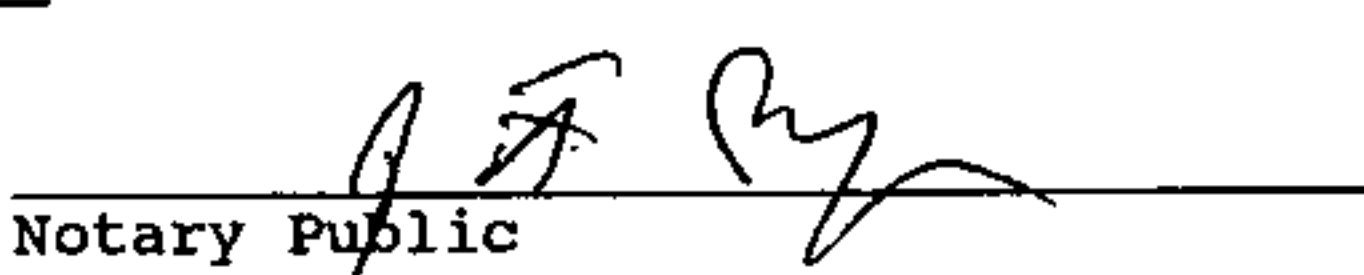

Notary Public

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.

Together with the following described property:

~~XXXXXXXXXXXXX~~

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.

1. Deed Tax	\$	75.00
2. Mtg. Tax	\$	
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
Total	\$	84.00

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

90 APR 30 AM 9:42

JUDGE OF PROBATE