

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

680
Send Tax Notice To:
RANDALL H. GOGGANS
150 OLD TOWN RD
B'ham, AL 35216

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FORTY ONE THOUSAND AND NO/100 Dollars (\$41,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, F. BETH STONE (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:

The NW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 2 East, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1990 and thereafter.

Mineral and mining rights and all rights incident thereto are hereby quitclaimed to Grantee but not warranted.

Grantor makes no warranty whatsoever as to ingress and egress to the property conveyed herein from a public street or road.

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

\$31,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously with the deliver of this deed.

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

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of August, 1990.

F. Beth Stone (L.S.)
F. BETH STONE

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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, NANCY A. BRANHAM, a Notary Public in and for said County, in said State, hereby certify that F. BETH STONE, un married, 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 she executed the same voluntarily on the day the same bears date.

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

My Commission Expires:
Feb 8, 1993

Nancy A. Branham
Notary Public NANCY A. BRANHAM

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

90 SEP 13 AM 8:39

Thomas L. Brantley, Jr.
JUDGE OF PROBATE

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1. Doc Fee	\$ 10.00
2. Notary Fee	\$ 3.00
3. State Fee	\$ 3.00
4. County Fee	\$ 1.00
5. Other Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 19.00