

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

Send Tax Notice To:

RANDALL H. GOGGANS
150 OLDF 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 THOUSAND AND NO/100 Dollars (\$40,000.00) Equity to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, BARBARA H. STONE, married (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 SW 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 1991 and thereafter.

(2) Easements, restrictions, rights-of-way and permits of record.

\$30,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

The property conveyed herein is not the homestead of Grantor.

No warranty is made as to the right of ingress or egress to the described property.

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 4th day of March, 1991.

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

91 MAR -7 PM 2:59

STATE OF ALABAMA)
JEFFERSON COUNTY)

JUDGE OF PROBATE

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that BARBARA H. STONE, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of MARCH, 1991.

Notary Public

BARBARA H. STONE (L.S.) 1000
1. Doc. Fee --- \$ 10.00
2. Mtg. Tax --- \$ 3.00
3. Recording Fee --- \$ 3.00
4. Indexing Fee --- \$ 3.00
5. No Tax Fee --- \$ 0.00
6. Certified Fee --- \$ 7.00
Total --- \$ 26.00