

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Dottie P. Goggins

(Address) #1 Eddings Lane

Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand and 00/100, (\$9,000.00) -----DOLLARS

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

FIDELIA F. GORMLEY, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DOTTIE P. GOGGINS

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 5, Block A, according to the survey of Hubbard and Givhan's subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 22 South, Range 3 West as recorded in Map Book 3 page 81 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Purchase Money First Mortgage in favor of Farmers Home Administration, executed on even date herewith, in the sum of \$49,500.00.

Property Taxes for 1991 and subsequent years.

Public utility easements as shown by recorded plat, including a 5 foot easement on the Easterly rear side of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Map Book 3 page 81 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Deed Book 102 page 299 and Deed Book 169 page 13 in Probate Office.

Restrictions as set out in Book 237 Page 491 in Probate Office.

The above designated Grantor is the surviving Grantee, pursuant to Deed dated September 4, 1965, and recorded in the office of the Shelby County Probate Judge at Book 237, Page 491; the other Grantee, pursuant to said Deed, Charles L. Gormley, having heretofore deceased on the 19 day of September, 1989.

1. Deed Tax	9.00
2. Misc. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	16.00

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of April, 19 91

(Seal)

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

(Seal)

91 APR 10 PM 12:20

STATE OF ALABAMA

SHELBY

County }
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Fidelia F. Gormley

a Notary Public in and for said County,

whose name(s) 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 5th day of April, 19 91

NOTARY PUBLIC
EXPIRES MARCH 9, 1994

Steven Pearson