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97300

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

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) 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 J. STEPHEN SALTER, a married man (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6-A, according to the Survey of Cahaba Valley Farm, a single family, residential, estate lot subdivision as recorded in Map Book 15, Page 36 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

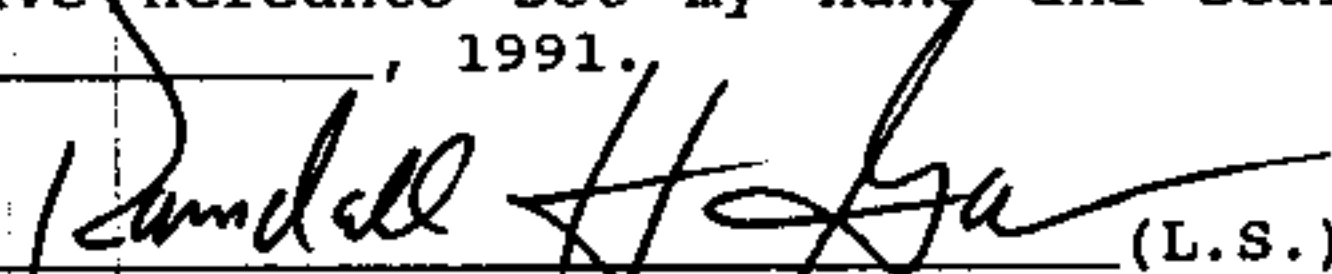
SUBJECT TO: (1) Taxes due in the year 1991 and thereafter; (2) Restrictions, covenants and conditions as shown by recorded plat; (3) declaration of restrictive covenants for Cahaba Valley farms to be recorded; (4) Articles of Incorporation and By-Laws of Cahaba Valley Farms Homeowners Association to be recorded; (5) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133 Page 170 in Probate Office; (6) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 135, Page 22 in Probate Office; (7) Public Utility Easements as shown by recorded plat, including a 30-foot easement on the westerly side of said Lot.

\$68,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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 30 day of MAY, 1991.

 (L.S.)
Randall H. Goggans



BOOK 345 PAGE 338

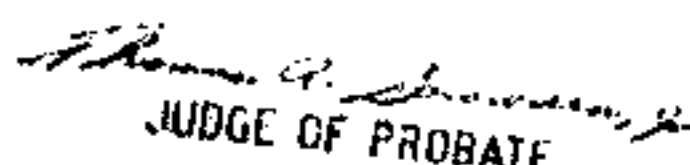
STATE OF ALABAMA)
JEFFERSON COUNTY)

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 70 day of MAY, 1991.


Notary Public
My Commission Expires: 3.1.94

BOOK 345 PAGE 339

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
91 MAY 31 PM 2:53

JUDGE OF PROBATE

1	Deed Tax	<u>29.50</u>
2	Ad Valorem Tax	<u>5.00</u>
3	Transfer Tax	<u>3.00</u>
4	Notary Fee	<u>1.00</u>
5	Record Fee	<u>1.00</u>
6	Other	<u>0.00</u>
Total		<u>38.50</u>