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This Instrument Prepared By:

James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

ANTHONY MARINO
2216 BANEDELLY DR.
BIRMINGHAM, AL.

31-244

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Twenty-one Thousand and No/100 Dollars (\$221,000.00) 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 ANTHONY C. MARINO (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3 according to the survey of Cahaba Valley Farms, a single family, residential, estate lot subdivision as recorded in Map Book 15, Page 36, in the Probate Office of Shelby County, Alabama.

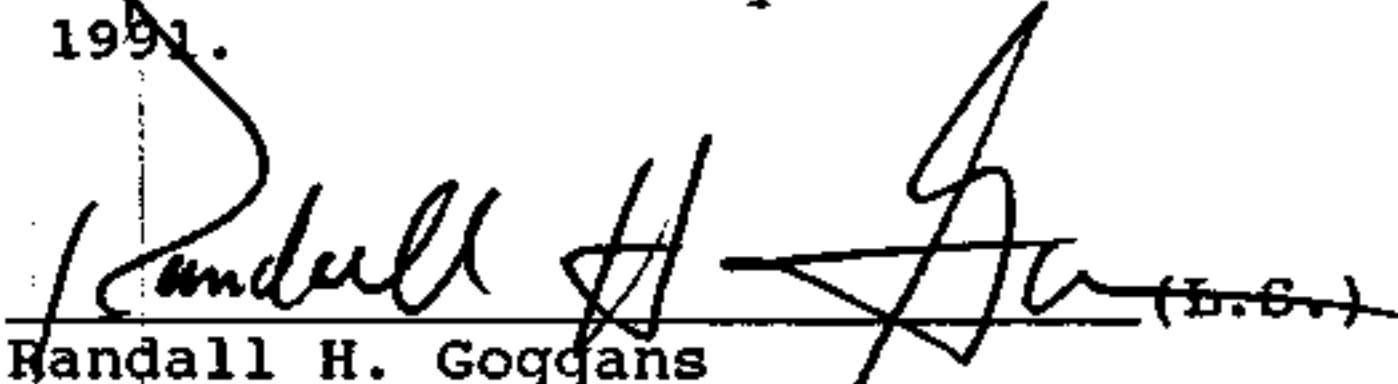
BOOK 345 PAGE 352
SUBJECT TO: (1) Taxes due in the year 1992 and thereafter; (2) Restrictions, covenants and conditions as shown by recorded plat; (3) declaration of restrictive covenants for Cahaba Valley Farms to be recorded; (4) Articles of Incorporation and By-Laws of Cahaba Valley Farms Homeowners 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) Rights-of-way granted to Shelby County by instrument(s) recorded in Deed Book 135, Page 22 in Probate Office; (7) Easement for ingress and egress and utilities as shown by the plat of Cahaba Valley Farms.

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

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.

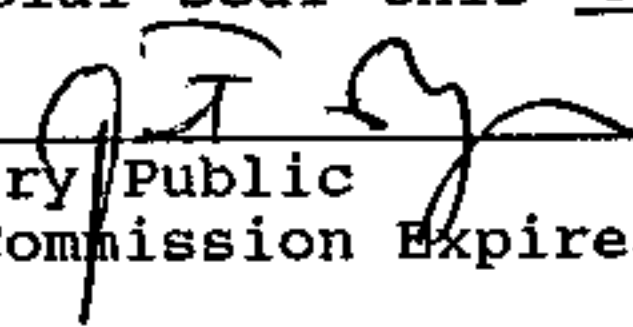
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of MAY, 1991.


Randall H. Goggans

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, 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 31 day of MAY, 1991.

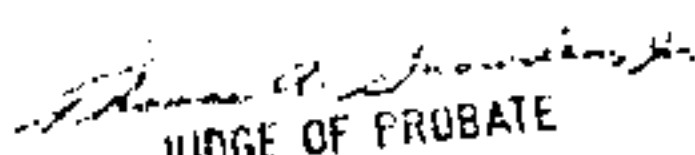

Notary Public

My Commission Expires: 3-1-94

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY 31 PM 3:04


JUDGE OF PROBATE

1	Deed Tax	221.00
2		
3		5.00
4		3.00
5		
6		7.00
Total		236.00