

2146

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)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Thirty-Eight Thousand and No/100 Dollars (\$138,000.00) 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 DESTIN DEVELOPMENT CO., INC. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel I

Commence at the SE corner of the SW 1/4 of the SW 1/4, Section 27, Township 19 South, Range 2 West for the point of beginning; thence North 88 deg. 10 min. 30 sec. West and run along South line of said 1/4 1/4 Section 1062.25 feet; thence North 56 deg. 24 min. 21 sec. East and run 1274.40 feet to the East line of said 1/4 1/4 Section; thence South 0 deg. 00 min. 46 sec. East and run 738.96 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Commence at the SW corner of the NE 1/4 of the SW 1/4 for the point of beginning; thence South 88 deg. 11 min. 16 sec. East and run 663.47 feet along South line of said 1/4 1/4 Section; thence North 0 deg. 00 min. 44 sec. East and run 135.0 feet along East line of said 1/4 1/4 Section; thence North 88 deg. 11 min. 16 sec. West and run 663.53 feet; thence South 0 deg. 00 min. 46 sec. East and run 135.0 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes due in the year 1991 and thereafter.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133 page 170 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 135 page 22 in Probate Office.
4. Prescriptive right-of-way along the East line of subject property.

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

Ingress and egress to the property conveyed herein is not warranted.

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

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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 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, 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 31 day of MAY, 1991.

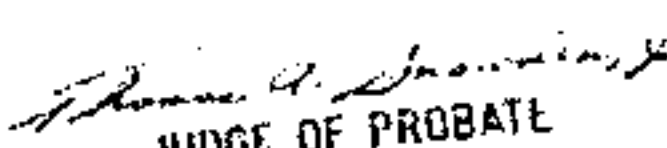

Notary Public

My Commission Expires: 3-1-94

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STATE OF ALA. SHELLEY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY 31 PM 3:02


JUDGE OF PROBATE

1	Notary Fee	138.00
2		
3		
4		5.00
5		3.00
6		1.00
Total		147.00