

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 Million Five Hundred Thousand and No/100 Dollars (\$1,500,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, APPLGATE REALTY, INC. (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:

Lots 1, 2, 3, 4, 5, 6-A, 6-B, 7, 8 and 9 according to the survey of Cahaba Valley Farms, a single family, residential, estate lot subdivision as recorded in Map Book 15, Page 34 in the Probate Office of Shelby County, Alabama.

Also the following described real estate:

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 Permits to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133, Page 170 in Probate Office; (3) Rights-of-way granted to Shelby County by instrument(s) recorded in Deed Book 135, Page 22 in said Probate Office; (4) Public Utility Easements and Easements for ingress and egress as shown by recorded plat; (5) Rights of riparian owners in and to the use of Bishop Creek; (6) Prescriptive right-of-way along the East line of subject property.

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

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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(s) this 31 day of MAY, 1991.

APPEGATE REALTY, INC.

By:

Randall H. Goggans

Its: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, whose name as President of APPEGATE REALTY, INC., a corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 31 day of MAY, 1991.

[Signature]
Notary Public

My Commission Expires: 3-1-94

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STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY 31 PM 2:17

[Signature]
JUDGE OF PROBATE

1. Dead Tax	1235.00
2. ...	...
3. ...	...
4. ...	...
5. ...	...
6. ...	...
Total	1544.00