

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

Send Tax Notice To:  
JPT PARTNERS LTD  
3304 TARTAN CIRCLE  
BIRMINGHAM, AL 35242

309

WARRANTY DEED

STATE OF ALABAMA )

~~SHARBY~~

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Twenty-seven Thousand Six Hundred Fifty and No/100 Dollars (\$127,650.00) 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 JPT PARTNERS LTD. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9 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; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad Valorem taxes due in the year 1991 and thereafter; (2) Restrictions, covenants and conditions as shown by recorded plat, and restrictions as recorded in Real 345, Page 293 in the Probate Office including the Articles of Incorporation and By-Laws of Cahaba Valley Farms Homeowners Association appearing in said Probate Office; (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133 Page 170 in Probate Office.

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

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 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 13 day of MAY, 1991.

  
Randall H. Goggans (L.S.)

BOOK 348 PAGE 916

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 13 day of MAY, 1991.

Notary Public

My Commission Expires: 3-1-94

BOOK 348 PAGE 917

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 JUN 18 AM 10:19

Judge of Probate

1. Deed Tax	28.00
2. Int. Tax	28.00
3. Notary Fee	3.50
4. L. & C. Fee	1.50
5. F. & S. Fee	1.50
6. L. & C. Fee	1.50
Total	137.00