

4062

Send Tax Notice To: Randall H. Goggans
c/o 100 Vestavia Office Park
Suite 200 A
Birmingham, Alabama 35216

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of TWO HUNDRED THIRTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$ 237,500.00) DOLLARS, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, HARVEY G. COKER AND WIFE, PAULA M. COKER, herein referred to as Grantors, do grant, bargain, sell and convey unto RANDALL H. GOGGANS, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel I

A tract of land situated in Section 19, Township 20 South, Range 2 West being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West; thence run Southerly along the West line of said 1/4 1/4 Section 96.60 feet to the point of beginning; thence turn left 52 degrees 36 minutes 44 seconds and run Southeasterly 98.67 feet; thence left 37 degrees 24 minutes 00 seconds and run Easterly 338.83 feet; thence turn left 89 degrees 54 minutes 01 seconds and run Northerly 156.60 feet to a point on the North line of said 1/4 1/4 Section; thence turn right 89 degrees 53 minutes 39 seconds and run East along the North line of said 1/4 1/4 Section 930.25 feet to the NE corner of said 1/4 1/4 Section; thence turn right 89 degrees 49 minutes 08 seconds and run South along the East line of said 1/4 1/4 Section 1324.90 feet to the SE corner of said 1/4 1/4 Section; thence turn right 90 degrees 19 minutes 58 seconds and run West along the South line of said 1/4 1/4 Section 1317.55 feet to a point on the East right of way line of Shelby County Highway 35 (80 foot Right-of-Way); thence turn right 63 degrees 22 minutes 01 seconds and run Northwesterly along said right of way 86.98 feet to a point on the West line of the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West; thence turn right 26 degrees 41 minutes 08 seconds and run North along the West line of said 1/4 1/4 Section 1109.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A tract of land situated in Section 19, Township 20 South, Range 2 West being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West; thence run South along the West line of said 1/4 1/4 Section 96.60 feet to the point of beginning; thence turn right 127 degrees 23 minutes 16 seconds and run Northwesterly 158.17 feet; thence turn left 19 degrees 36 minutes 09 seconds and run Northwesterly 30.46 feet to a point on the East right of way line of Shelby County Highway #35 (80 foot Right-of-Way); thence turn left 75 degrees 36 minutes 22 seconds and run Southwesterly along said right of way 15.50 feet; thence turn left 83 degrees 35

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James L. Burge III

minutes 43 seconds and run Southeasterly 208.21 feet to a point on the West line of said 1/4 1/4 Section; thence turn left 128 degrees 24 minutes 05 seconds and run North along the West line of said 1/4 1/4 Section 37.62 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: 1. General and special taxes and assessments for the year 1991 and subsequent years not yet due and payable. 2. Right of way to Shelby County recorded in Deed Book 205, Pages 87 and 95 in the Probate Office of Shelby County, Alabama. 3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, on and under subject property. While the mineral rights to the subject property are hereby specifically excepted from any warranty contained herein, they are hereby conveyed to the full extent owned, if owned. 4. Agreement in regard to right of way between Claude Williams and wife, Edna Joyce Williams, Young Quan and wife, May C. Quan, which involves a common driveway, as set out in Deed Book 212, Page 44, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals, this 14th day of June, 1991. *

 (SEAL)
Harvey G. Coker

 (SEAL)
Paula M. Coker

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harvey G. Coker and wife, Paula M. Coker, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily, on the day the same bears

date.

Given under my hand and official seal this 14th day of June, 1991.

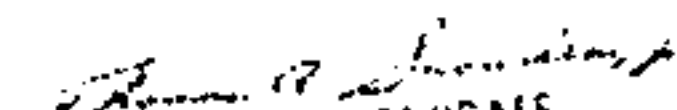

Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

1. Court Fee	237.50
2. M & T Fee	7.50
3. Notary Fee	2.00
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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN 25 PM 1:38


JUDGE OF PROBATE

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