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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:

PELHAM HWY 35
ATTN: RANDY GOGGANS
150 OLD TOWN RD.
B'ham. AL.
35216

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty-Seven Thousand Five Hundred and No/100 Dollars (\$237,500.00) 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 PELHAM HWY 35, an Alabama General Partnership (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: Taxes due in the year 1991 and thereafter, easements, rights-of-way and agreements of record.

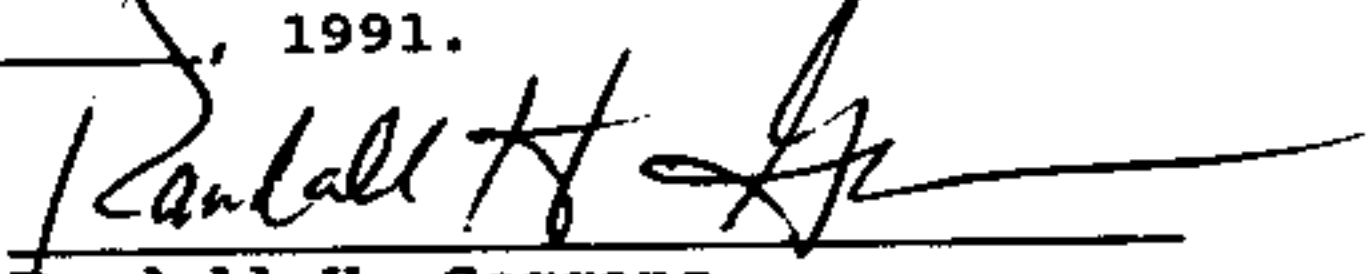
\$190,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

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 it does for itself and for its heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its 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, it has hereunto set its hand and seal this 19 day of JUNE, 1991.

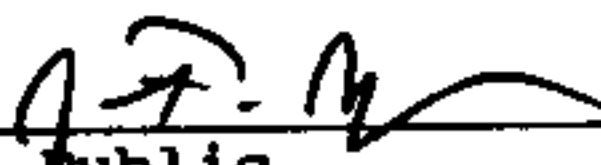

Randall H. Goggans

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, married, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of JUNE, 1991.


Notary Public

My Commission Expires: 3-1-94

EXHIBIT 'A'

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 deg. 36 min. 44 sec. and run Southeasterly 98.67 feet; thence left 37 deg. 24 min. 00 sec. and run Easterly 338.83 feet; thence turn left 89 deg. 54 min. 01 sec. and run Northerly 156.60 feet to a point on the North line of said 1/4 1/4 Section; thence turn right 89 deg. 53 min. 39 sec. 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 deg. 49 min. 08 sec. 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 deg. 19 min. 56 sec. 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 deg. 22 min. 01 sec. 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 deg. 41 min. 08 sec. 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 deg. 23 min. 16 sec. and run Northwesterly 158.17 feet; thence turn left 19 deg. 36 min. 09 sec. 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 deg. 36 min. 22 sec. and run Southwesterly along said right of way 15.50 feet; thence turn left 83 deg. 35 min. 43 sec. and run Southeasterly 208.21 feet to a point on the West line of said 1/4 1/4 Section; thence turn left 128 deg. 24 min. 05 sec. 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.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN 25 PM 1:40

JUDGE OF PROBATE

1	Deed Tax	47.50
2	Adm. Fee	3.00
3	Recording Fee	3.00
4	Indexing Fee	1.00
5	Notary Fee	1.00
6	Certification Fee	1.00
Total		56.50