

1745

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

Send Tax Notice To:  
ALFRED D. PACIFICO  
272 VALLEY VIEW LANE  
PETITAH, AL. 35124

WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty Thousand and No/100 Dollars (\$230,000.00) 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 ALBERT D. PACIFICO (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, 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) Taxes due in the year 1992 and thereafter. (2) Public utility easements as shown by recorded plat, including a 60 foot easement on the easterly side and a 30 foot easement on the southerly side of lot. (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 15, Page 36; Real 345, Page 293 along with Articles of Incorporation as recorded in Real 345, Page 313 and By-Laws recorded in Real 345, Page 318 in Probate Office. (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133, Page 170 in Probate Office. (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.

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

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 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 this 14 day of SEPTEMBER, 1991.

Randall H. Goggans (L.S.)  
Randall H. Goggans

BOOK 365 PAGE 347

Cahaba Title

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.

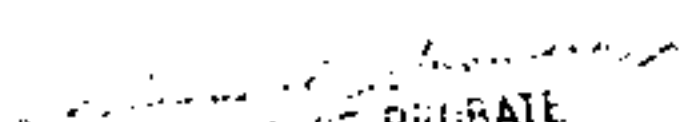
Given under my hand and official seal this 14 day of SEPTEMBER, 1991.

  
Notary Public

BOOK 365 PAGE 348

STATE OF ALA. SHERIFF  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 SEP 25 AM 8:48

  
JUDGE OF PROBATE

1. Deed Tax	250.00
2. Mtg. Tax	5.00
3. Recording Fee	5.00
4. Indexing Fee	2.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	264.00