

1976

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

Send Tax Notice To:  
RANDALL H. GOGGANS  
150 OLDFATHERS RD  
BIRMINGHAM, AL.  
35216

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred Three Thousand Seventy-Seven Dollars (\$503,077.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, HARVEY G. COKER, a married man (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:

The NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter.

\$446,582.00 of the consideration recited herein was derived from two mortgage loans closed simultaneously herewith.

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

Grantor hereby reserves a 60-foot wide non-exclusive, perpetual easement for ingress, egress and utilities across the property conveyed herein which easement is to benefit the SW 1/4 of the SE 1/4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama (the "Dominant Estate"). The actual location of such easement shall be at the discretion of Grantee, his successors or assigns and may be located by recordation by Grantee, his successors or assigns of a Declaration of Easement Location with the Probate Office of Shelby County, Alabama designating such location. Such easement may be used by the public or may be private at the discretion of Grantee, his successors or assigns, so long as the Dominant Estate is served. In the event such easement contains a public roadway, such public roadway and the rights to use such easement for public utilities may benefit property other than the Dominant Estate.

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.

✓  
First Alabama Bank  
Post Office Box 10247  
Birmingham, Alabama 35202

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
this 26 day of SEPTEMBER, 1991.

Harvey G. Coker (L.S.)  
Harvey G. Coker

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, WANDA B. PATRICK, a Notary Public in and for said  
County, in said State, hereby certify that HARVEY G. COKER, 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 26 day of September, 1991.

Wanda B. Patrick  
Notary Public  
comm. exp. 9-7-94

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STATE OF ALA. SHERIFF'S OFFICE  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 SEP 30 AM 10:31

Thomas W. Jones, Jr.  
JUDGE OF PROBATE

1. Bond Tax	56.50
2. Reg. Tax	5.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	
Total	65.50