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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:
MICHAEL STEPHENS
1421 INDIAN CREST DR.
B'ham. AL.
35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED FORTY-THREE THOUSAND AND NO/100 DOLLARS (\$343,000.00), 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 MICHAEL E. STEPHENS (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: (1) Taxes due in the year 1992 and thereafter;
(2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 133, Page 170 in Probate Office; ~~(3) Right(s) of way(s) granted to Shelby County by instrument(s) recorded in Deed Book 135, Page 32 in Probate Office.~~

pk6

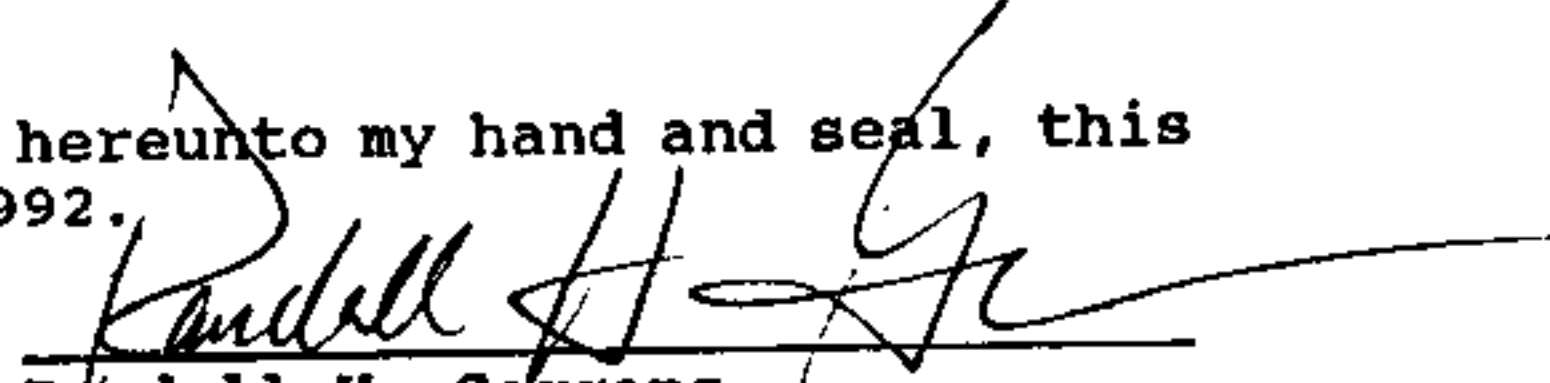
Grantor hereby reserves and this conveyance is subject to an easement 15 feet in width, the purpose of said easement being for the waterline as the same presently exists across the property conveyed herein from Highway 119 to Cahaba Valley Farms.

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

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his successors 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 we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

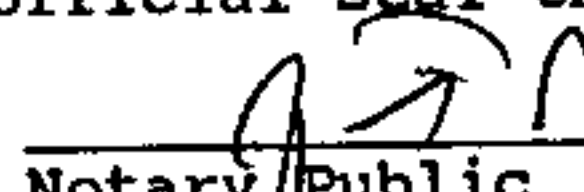
IN WITNESS WHEREOF, the I have hereunto my hand and seal, this the 12 day of Feb, 1992.


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, a married man, whose names are 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 12 day of Feb, 1992.


Notary Public
My Commission Expires: 3-1-94

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EXHIBIT "A"

Commence at the NE Corner of the NW 1/4 of the NE 1/4 of the NW 1/4, Section 27, Township 19 South, Range 2 West, being an old crimped iron and the Point of Beginning; thence South 0 deg. 00 min. 44 sec. West and run along east line of said 1/4-1/4-1/4 Section 360.98 feet; thence South 59 deg. 33 min. 18 sec. West and run 260.82 feet; thence North 7 deg. 14 min. 49 sec. West and run 473.44 feet; thence South 38 deg. 14 min. 13 sec. West and run 736.08 feet; thence South 61 deg. 07 min. 44 sec. West and run 92.05 feet; thence North 41 deg. 19 min. 59 sec. West and run 66.16 feet; thence North 62 deg. 20 min. 53 sec. West and run 194.0 feet; thence South 39 deg. 47 min. 01 sec. West and run 304.51 feet; thence South 47 deg. 52 min. 27 sec. West and run 492.14 feet to the West line of said Section 27; thence North 0 deg. 04 min. 21 sec. West and run along said Section line 498.16 feet to the South right of way of Alabama Highway 119; thence North 69 deg. 48 min. 39 sec. East and along said right of way run 228.74 feet to the P. C. of a curve to the left, said curve having a radius of 2865.0 feet and a central angle of 13 deg. 26 min. 30 sec.; thence North 63 deg. 05 min. 24 sec. East and along chord of said curve run 670.59 feet; thence North 56 deg. 22 min. 09 sec. East and run along said right of way 991.74 feet; thence South 88 deg. 20 min. 46 sec. East and run 356.71 feet to the point of Beginning; being situated in the NW 1/4 of the NW 1/4 and the W 1/2 of the NE 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama.

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

92 FEB 13 AM 11:17

JUDGE OF PROBATE

1. Deed Tax	\$ 343.00
2. Mig. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 352.00