

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 OLIVE TOWNE RD
BIRMINGHAM, AL.
35216

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety-Seven Thousand Five Hundred Fifty-Six and No/100 Dollars (\$97,556.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, J. ELLIOTT CORPORATION (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:

Lot 6B, according to the Resurvey of Lot 6, Crossbrook Farms, 2nd Sector, as recorded in Map Book 14, Page 11, in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter; (2) Permits to Alabama Power Company recorded in Real Book 255, Page 766, in Probate Office of Shelby County, Alabama; (3) Easement to Plantation Pipe Line recorded in Deed Book 145, Page 276, and Deed Book 254, Page 515 in Probate Office; (4) Set back lines as shown on recorded map of said subdivision.

\$96,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, J. ELLIOTT CORPORATION has hereunto set its hand and seal, this the 23 day of MARCH, 1992.

J. ELLIOTT CORPORATION

By: [Signature]
James W. Elliott
Its: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County said State, hereby certify that JAMES W. ELLIOTT, whose name as President of J. ELLIOTT CORPORATION, a corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 23 day of MARCH, 1992.

[Signature]
Notary Public
My Commission Expires: 2.1.94

4167
MAR 10/1992
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50
JUN 100