

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 OLDF TOWNE ROAD
BIRMINGHAM, AL.
35216

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighty-Two Thousand Five Hundred and No/100 Dollars (\$182,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, EUDALIA HICKS (F/K/A EUDALIA R. PINSON), a married woman (conveying an undivided 43.6467% of the hereinafter described property); and J. O. RAINES, a married man (conveying an undivided 28.17665% of the hereinafter described property); and THE ESTATE OF OWEN H. RAINES, DECEASED, by GLENN OWEN RAINES, EXECUTOR (conveying an undivided 28.17665% of the hereinafter described property) (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto RANDALL H. GOGGANS, herein referred to as Grantee), 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 103, Page 428; Deed Book 211, Page 432; Deed Book 102, Page 147 and Deed Book 236, Page 839 in Probate Office; (3) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 95, Page 527 in Probate Office; (4) Less any portion lying within road right-of-way.


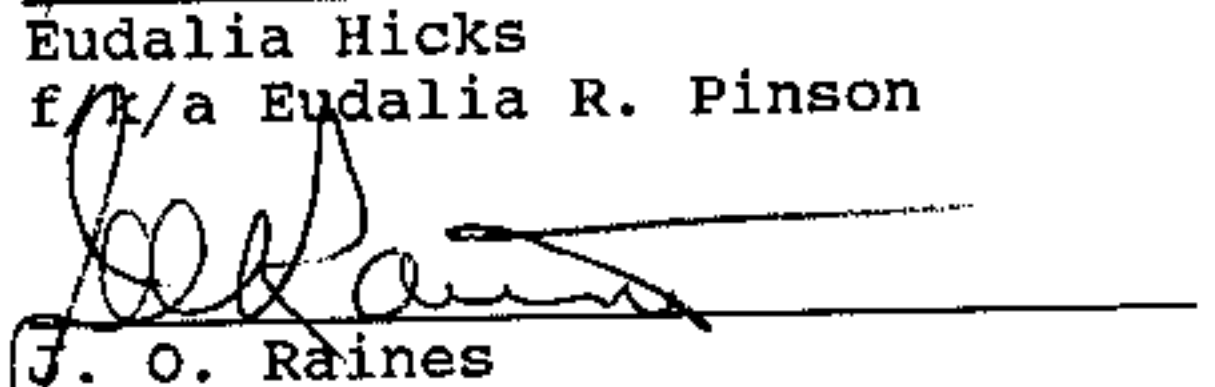
\$170,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of Eudalia Hicks f/k/a Eudalia R. Pinson or J. O. Raines.

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, the undersigned has hereunto set their hands and seals, this the 27th day of July, 1992.


Eudalia Hicks
f/k/a Eudalia R. Pinson

J. O. Raines

TO HAVE AND TO HOLD, unto the Grantee and his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, GLENN OWEN RAINES, as Executor of the Estate of Owen H. Raines, Deceased, in such capacity and with full authority, has hereunto set his hand and seal this 27th day of July, 1992.

First At. Bank

Inst # 1992-15716

ESTATE OF OWEN H. RAINES,
DECEASED

By: Glenn O. Raines, Executor
Glenn Owen Raines, Executor

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EUDALIA HICKS F/K/A EUDALIA R. PINSON, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of JULY, 1992.

Notary Public
My Commission Expires: 3.1.94

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. O. RAINES, a married man, 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 27 day of JULY, 1992.

Notary Public
My Commission Expires: 3.1.94

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that GLENN OWEN RAINES, whose name as Executor of the ESTATE OF OWEN H. RAINES, DECEASED, 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 Executor of the ESTATE OF OWEN H. RAINES, DECEASED, and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and seal this 27 day of JULY, 1992.

Notary Public
My Commission Expires: 3.1.94

EXHIBIT "A"

A tract of land situated in the NW 1/4 of Section 28, Township 19 South, Range 1 West and being more particularly described as follows:

Commence at the NW corner of said section, being the point of beginning and run North 89 deg. 19 min. 31 sec. East and along north line of Northwest 1/4, 876.14 feet to the westerly right of way of Highway 280 and a point on a curve to the left, said curve having a radius of 5969.58 feet and an arc of 237.16 feet; thence South 45 deg. 31 min. 21 sec. East and run along chord of said curve 237.14 feet to a point; thence South 32 deg. 22 min. 27 sec. East and continue along said right of way, 296.51 feet; thence South 49 deg. 22 min. 58 sec. East and continue along said right of way 270.20 feet to the point of intersection of Highway 280 and the westerly right of way of County Road 43; thence South 21 deg. 24 min. 52 sec. West and run along westerly right of way of said Highway 43, 618.43 to the point of curve to the right having a radius of 2824.71 feet and an arc of 309.03 feet; thence South 24 deg. 32 min. 55 sec. West and run along chord of said curve, 308.88 feet; thence South 36 deg. 33 min. 20 sec. West and run 386.68 feet; thence South 53 deg. 26 min. 40 sec. East and run 30.00 feet; thence South 36 deg. 33 min. 20 sec. West and run 309.30 feet; thence South 52 deg. 06 min. 21 sec. East and run 10.0 feet; thence South 36 deg. 33 min. 22 sec. West and run 50.00 feet; thence North 52 deg. 06 min. 01 sec. West and run 9.96 feet; thence South 36 deg. 33 min. 20 sec. West and run 67.71 feet; thence South 65 deg. 40 min. 40 sec. West and run 130.76 feet to the intersection of the west right of way of County Road 43 and the North right of way of Old Highway 280, said point being on a curve to the left having a radius of 1949.86 feet and an arc of 491.25 feet; thence South 88 deg. 02 min. 57 sec. West, and run along said right of way and chord of said curve 489.96 feet to a point on the west line of the NW 1/4 of said Section 28; thence North 0 deg. 22 min. 36 sec. East and run 2180.92 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1992-15716

07/31/1992-15716
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 24.50