

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

Send Tax Notice To:
JAMES ROBINSON
2611 SHADDOCK RD
BIRMINGHAM, AL. 35214

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and No/100 Dollars (\$60,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, RANDALL H. GOGGANS, a married man (herein referred to as GRANTOR) do grant, bargain, sell and convey unto JAMES A. ROBINSON and JANET P. ROBINSON (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivors of them in fee simple, for and during the joint lives of the survivors, and upon the death of either of the survivors, then to the survivor of the survivors in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 14, according to the survey of Brookshire, 2nd Sector, a private single family residential estate lot subdivision, as recorded in Map Book 16, Page 65 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) Building setback line of 50 feet reserved from Brookshire Lane as shown by plat. (3) Public utility easements as shown by recorded plat, including a 7.5 foot water line easement on Westerly side of lot. (4) Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1992-12759 and Instrument No. 1992-13469 and Map Book 16, Page 65 in Probate Office.

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

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivors of them in fee simple, for and during the joint lives of the survivors, and upon the death of either of the survivors, then to the survivor of the survivors in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, RANDALL H. GOGGANS, has set his hand and seal, this 2 day of SEPTEMBER, 1992.

Randall H. Goggans
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, married, 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 2 day of SEPTEMBER, 1992.

[Signature]
Notary Public

My Commission Expires: 3-1-94

Inst # 1992-13469
09/04/1992
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 66.50

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SHELBY COUNTY JUDGE OF PROBATE