

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 TOWN RD.
BIRMINGHAM, AL.
35216

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy-Four Thousand and No/100 Dollars (\$74,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, SHANER LUMBER COMPANY, INC. (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 SE 1/4 of the SE 1/4 of Section 32, Township 19 South, Range 1 East Shelby County, Alabama.

Also, a non-exclusive 30 foot easement for ingress, egress, and public utilities being described as follows: The North 30 feet of the NW 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, lying East of Shelby County Road 51 and the North 30 feet to the West 50 feet of the NE 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter; (2) Rights of others of use of easement for ingress and egress as set out and described in Real 190, Page 611.

\$59,200.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously with the delivery of this deed.

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, SHANER LUMBER COMPANY, INC. has hereunto set its hand and seal, this the 31st day of August, 1992.

SHANER LUMBER COMPANY, INC.

By: N.A. Shaner, Jr.
N. A. Shaner, Jr.
Its: President

ATTEST:

Linda R. Shaner
Secretary

Inst # 1992-20136

09/15/1992-20136
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KJS 24.00

STATE OF ALABAMA)

Cherokee COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that N. A. SHANER, JR., whose name as President of SHANER LUMBER COMPANY, INC., 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 31st day of August, 1992.

Aime Hurling
Notary Public
My Commission Expires: 8-7-93

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