

This instrument was prepared by  
(Name) Holliman, Shockley & Kelly  
(Address) 3821 Lorna Road Suite 110  
Birmingham, Al. 35244  
WARRANTY DEED-

Send Tax Notice To: James G. Nelson  
name  
901 Cove Circle  
address  
Birmingham, Al. 35244

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Five Thousand Seven Hundred Fifty and no/100  
Dollars (\$305,750.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we,

Harriet Goggans, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
James G. Nelson

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

Lot 23, according to the Survey of South Lake Cove, a residential  
subdivision, as recorded in Map Book 12, Page 98, in the Probate  
Office of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations,  
covenants and conditions of record, if any. (3) Mineral and mining  
rights.

\$270,000.00 of the purchase price of the property described herein  
has been paid by the proceeds of a first mortgage loan executed  
and recorded simultaneously herewith.

This property is not the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
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, I have hereunto set my hands(s) and seal(s), this 19th

day of October, 1992.

11/02/1992-25388  
11/02/1992-25388  
SHELBY COUNTY JUDGE OF PROBATE  
42.50  
11/02/1992-25388  
11/02/1992-25388

Harriet Goggans (Seal)  
Harriet Goggans (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Harriet Goggans, a married woman  
whose name 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 the conveyance she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 19th day of October, A. D., 1992.

My Commission Expires: 3-10-93

Notary Public