

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 County, Alabama, to-wit:
SHELBY

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 GRANTEE(S). 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 GRANTEE(S), 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 1992
SHELBY COUNTY JUDGE OF PROBATE

4:00 PM CERTIFICATE 25388
4:50 PM

(Seal) (Seal) (Seal)

(Seal) (Seal) (Seal)