

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

Send Tax Notice To:
HARDIE PROPERTY PARTNERS
90 RANDY GOGGANS
150 OLDFATHER ROAD
PHENIX, AL. 35216

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty-one Thousand Three Hundred and No/100 Dollars (\$61,300.00) equity plus assumption of mortgage below, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, RANDALL H. GOGGANS, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto HARDIE PROPERTY PARTNERS (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, & 4 according to the Survey of Hidden Heather, as recorded in Map Book 15, Page 82 in the Probate Office of Shelby County, Alabama; Also, being a resurvey of Parcel 5E on the Tract Five of Subdivision as recorded in Map Book 11, Page 92 and 93; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1993 and thereafter; (2) Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3); (3) Building setback line as shown per plat; (4) Public utility easements as shown per plat; (5) Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 15, Page 82 in Probate Office; (6) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 102, Page 84 and 113; Deed 112, Page 464; Deed 142, Page 247; Deed 186, Page 204 and Deed 213, Page 792 in Probate Office; (7) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 207, Page 52 and Deed 207, Page 20 in Probate Office; (8) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Mineral assessment Book 1, Page 32; Deed 280, Page 191; Deed 293, Page 834; Real 253, Page 192; Real 226, Page 899 and Real 226, Page 901 in Probate Office.

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

The Grantee expressly assumes and agrees to pay that certain mortgage from Randall H. Goggans, a married man to Samuel U. Hardie, III, which mortgage is recorded in instrument #1992-23826, in the Office of the Judge of Probate, Shelby County, Alabama.

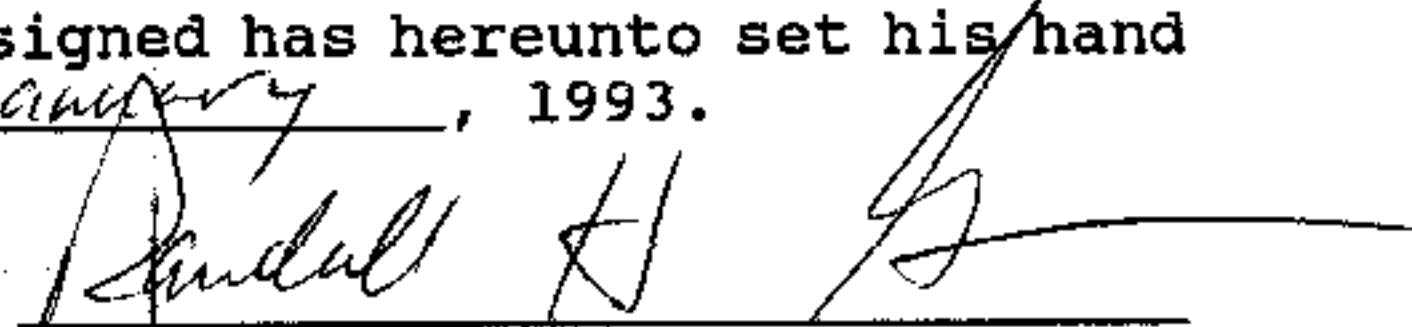
TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 8 day of January, 1993.

Inst # 1993-01256

01/14/1993-01256
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 70.50


Randall H. Goggans

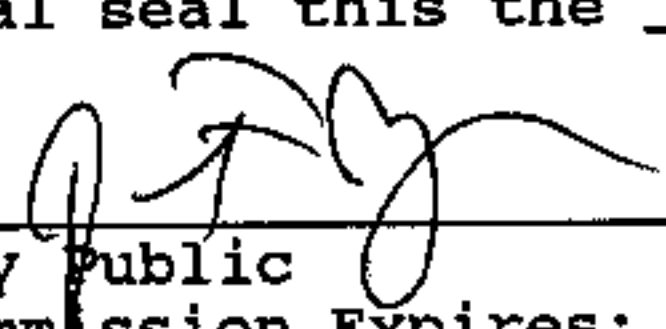
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, 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 8 day of

JANUARY, 1993.


Notary Public

My Commission Expires:

3-1-94

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