

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

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, LOUIS DOUGLAS JOSEPH, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey an undivided one-third (1/3) interest 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1993 and thereafter; and (2) Easements, restrictions, rights-of-way of record.

Grantee expressly assumes and agrees to pay one-third (1/3) of all sums due under that certain mortgage from Louis Douglas Joseph and John Anthony Joseph to Michael C. Nivens and Peggy C. Nivens and the note secured thereby which mortgage is recorded in Instrument #1993-16430 in the Office of the Judge of Probate of Shelby County, Alabama.

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

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, 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, the undersigned has hereunto set his hand and seal, this the 2 day of July, 1993.

Louis Douglas Joseph  
Louis Douglas Joseph

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LOUIS DOUGLAS JOSEPH, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of July, 1993.

[Signature]  
Notary Public

My Commission Expires: 12-95

07/22/1993-21565  
12:39 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 23.50

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Hpligate Realty