| Phis instrument was propagate | 2111101100 oy. | a Title.Inc. | Riverchase Office (205) 988-5600 | (205) 833-1571 |
|---|---|--|--|--|
| This instrument was prepared | i by: | Send Tax No | _ | |
| Name) <u>Randy Goggans</u> | | <u> </u> | LC. Hearn Co. | <u></u> |
| Address) 150 Olde Towns | | | :/o <u>James Burforg</u> Suite 200A Vestav | |
| Birmingham, A | 35216 | | Birmingham. Al | |
| | WAI | RRANTY DEED | | - |
| TATE OF ALABAMA | | | | |
| She1by | _COUNTY } KNOW A | ALL MEN BY THESE P | RESENTS, | |
| hat in consideration of | Sixteen Thousand Fiv | e Hundred Dollars (| 00/100 (\$16.50 | 0.00) |
| | | | | 1. 1 1 T |
| o the undersigned grantor (w | hether one or more), in hand | paid by the grantee herein, | the receipt whereof is a | cknowledged, I of we, |
| | Randall H. Goggans, | A MARRILLO MAN | | |
| herein referred to as grantor | , whether one or more), gran | nt, bargain, sell and conve | y unto | |
| | T.C. Manager Co. Tro | • | | |
| herein referred to as grantee | J.C. Hearn Co., Inc. whether one or more), the | following described real e | state, situated in | |
| ileiem leiemed to as grantee | Shelby | County, Alabar | na, to-wit: | |
| | | | | |
| | | en . 1 To 1 . 1 | | |
| See attached | legal description fo | or Tract 1-B marked | as Exhibit A. | |
| The subject p | roperty is not the h | nomestead of the gr | antor. | |
| Subject to: | | | | |
| 1. Taxes | | | | |
| | s and restrictions of | F record. | | |
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| ŕ | | Inst + 1 | 993-23624 | |
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| | | 08/10/13 08:43 PM | CERTIFIED | |
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| | | SHELBY COUNTY | TABLE OF LKARALE | |
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| TO HAVE AND TO H | IOLD, To the said GRANT | fr description of the second o | | |
| | • | EE, his, her or their heirs | and assigns forever. | with said grantee, his |
| And I (with do for myse | elf (oversetvex) and for my (04 | EE, his, her or their heirs | and assigns forever. ministrators, covenant | with said grantee, his |
| And I (***) do, for myse her or their heirs and assigns, | elf (oursetves) and for my (ou that I am (weezene) lawfully set | EE, his, her or their heirs we heirs, executors and added in fee simple of said prescribet to sell and convey the | and assigns forever. ministrators, covenant nises; that they are free same as aforesaid; the | at I (we) will, and m |
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General Acknowledgment

he

day of

Randall H. Goggans

<u> 27th</u>

is signed to the foregoing conveyance, and who

a Notary Public in and for said County,

is known to me, acknowledged before me on this

executed the same voluntarily on the day the same bears date.

Notary Public

STATE OF ALABAMA

whose name(s)

Shelby

I, The undersigned in said State, hereby certify that

day that, being informed of the contents of the conveyance,

Given under my hand and official seal, this____

My Commission Expires:

TRACT 1-0

A parcel of land containing 0.78 Acres, more or less, located in the Northwest Quarter of Section 6, Township 20 South, Range 2 West, Pelham, Shelby County, Alabama; more particularly described as follows:

Commence at the Northeast Corner of the Northwest Quarter of Section 6; thence run South along the Guarter line 446.20 feet degrees 05' right, (442,31, measured, -M-); thence 53 Southwesterly, 1432.00 feet along the Oak Mountain State Park Southeasterly Right-of-Way: thence 90 degrees left (89 degrees 42'10", M), 193.71 feet (191.67, M) to the Northwesterly Rightof-Way of Oak Mountain Drive; thence 5 degrees 02/30" right (3 degrees 20"45", M), 30.00 feet (40.94 (set) on the Southeasterty Right-of-Way of Oak Mountain Drive; thence 90 degrees right 75.08 feet to the P.C. of a curve to the left with a radius of 1009,94 feet, a central angle of 1 degree [0'0]" and a chord of 20.57 feet; thence run Southwesterly along the arc of said curve 20.57 feet to the Point of Beginning; thence an interior angle right from the chord of 89 degrees 35' Southeasterly, 343.51, feet; thence 87 degrees 46' 59" right, 100.00 feet; thence 92 degrees 13'01", 342,13 feet to the Southeasterly Right-of-Way of Oak Mountain Drive; thence an interior angle left Northeasterly of 93 degrees 00'23" to the chord of a curve to the right with a radius of 1009:94 feet, a central angle of 5 degrees 40'44" and a chord of 100,06 feet; thence run along the arc of said curve 100.10 feet to the Point of Beginning.

DRAINAGE EASEMENT

Also a 20 foot wide drainage easement located in the Northwest Quarter of Section 5, Township 20 South, Range 2 West, Pelham, Shelby County, Alabama; the centerline of which is more particularly described as follows:

Commence at the Montheast Commen of the Northwest Quanter of Section & thence run South Falong the Quarter line 446.20 feet measured -M-); thence, 50 degrees 05/ Southwesterly, 1432.00 feet; along the Bak rountain State Park Southeasterly Right-of-Way; thence 90 degrees left (89 degrees 42'10", M), 193.71 feet (19:.67, 11) to the Northwesterly Rightof-Way of Oak Mountain Driver | thence 5 degrees 02'30" right (3 degrees 20'45", M), 30.00 feet (30.94 feet) on the Southeasterly Right-of-Way of Oak Mountain Orive; thence 90 degrees right 75.08 feet to the P.C. of a curve to the left with a radius of 1009,94 feet, a central angle of 1 Hagnes 1978!" and a chord of 20.57feet; thence run Southwesterly along the arc of said curve 20.57 feet; thence an interior angle right from the chord of 89 degrees 35' Southeasterly, 343.51 feet; thence 87 degrees 45' 59" right, 100.00 feet to the Point of Beginning of the centerline of the easement being 20 feet wide, 10 feet on both sides of the centerline; thence 92 degrees 13/01", 347.13 feet to the Southeasterly Right-of-Way of Lak Mountain Drive and the Point of Ending the centerline.

Inst # 1993-23624

OB/10/1993-23624
OB:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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