

This instrument was prepared by:

(Name) Randy Goggans
(Address) 150 Olde Towne Rd
Birmingham, Al 35216

Send Tax Notice to:

(Name) J.C. Hearn Co.
(Address) c/o James Burford
Suite 200A Vestavia Office Park
Birmingham, Al 35216**WARRANTY DEED****STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Sixteen Thousand Five Hundred Dollars & 00/100 (\$16,500.00)-----

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

Randall H. Goggans, A MARRIED MAN
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey untoJ.C. Hearn Co., Inc.
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See attached legal description for Tract 1-B marked as Exhibit "A".

The subject property is not the homestead of the grantor.

Subject to:

1. Taxes
2. Easements and restrictions of record.

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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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th
day of July, 19 93

(Seal)Randall H. Goggans (Seal)(Seal)(Seal)(Seal)(Seal)**STATE OF ALABAMA**Shelby**County****General Acknowledgment**I, The undersigned
in said State, hereby certify that

Randall H. Goggans

a Notary Public in and for said County,

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27th day of July, 19 93

My Commission Expires:

10-94James Burford

Notary Public

Robert B. Sumner

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Exhibit A

TRACE 1-U

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 Quarter line 446.20 feet (442.31, measured, -M-); thence 53 degrees 05' right, 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 Northwesternly Right-of-Way of Oak Mountain Drive; thence 5 degrees 02'30" right (3 degrees 20'45", M), 60.00 feet (60.94 feet) on the Southeasterly 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 10'01" 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 6, Township 20 South, Range 2 West, Pelham, Shelby County, Alabama; the centerline of which is more particularly described as follows:

Commence at the Northeast Corner of the Northwest Quarter of Section 6; thence run South along the Quarter line 446.20 feet (442.31, measured, -M-); thence 53 degrees 05' right, 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 Northwesternly Right-of-Way of Oak Mountain Drive; thence 5 degrees 02'30" right (3 degrees 20'45", M), 60.00 feet (60.94 feet) on the Southeasterly 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 10'01" and a chord of 20.57 feet; 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 46' 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", 342.13 feet to the Southeasterly Right-of-Way of Oak Mountain Drive and the Point of Ending the centerline.

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