

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

Send Tax Notice To:

Dr. Gimmie Harvey
308 Dexter Ave
Birmingham AL 35213

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Thousand and No/100 Dollars (\$10,000.00) 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 JIMMY H. HARVEY (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 2 East Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1994 and thereafter;
(2) Easements, restrictions, rights-of-way and permits of record.

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

No warranty is made as to the right of ingress or egress to the described property.

Grantee herein expressly assumes and agrees to pay that certain Mortgage from Randall H. Goggans, a married man to Barbara H. Stone in the amount of \$30,000.00 which Mortgage is recorded in Book 332, Page 482 in the Office of the Judge of Probate of 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, his 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 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 15th day of April, 1994.

Randall H. Goggans
Randall H. Goggans

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Robbie B. Sumner, 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 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 15th day of

April, 1994.

Robbie B. Sumner
Notary Public

My Commission Expires: 10-95

11/23/1993-37448
06:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50