

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

Send Tax Notice To:  
RANDALL H. GOGGANS  
ONE RIVERCHASE PLAZA  
SUITE 124  
BIRMINGHAM, AL.  
35244

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Twenty-Five Thousand and No/100 Dollars (\$225,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, SAMUEL RALPH OGLESBY, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey 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:

A parcel of land situated in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 7, Township 20 South, Range 2 West and being more particularly described as follows:

Beginning at the NE corner of the SE 1/4 of the SE 1/4 of Section 7, Township 20 South, Range 2 West; thence N 89 deg.-27'58" W and run a distance of 1792.41' to the southeasterly right-of-way line of Shelby County Highway No. 35 (80'R.O.W.), said point being on a curve to the right and having the following described characteristics; a radius of 3351.63', and a central angle of 04 deg.-45'34" and run along said right-of-way and along the arc of said curve a distance of 278.42', said arc being subtended by a chord which bears S 37 deg.-27'20" W and a chord distance of 278.34'; thence S 84 deg.-25'57" E and leaving said right-of-way run a distance of 1280.84'; thence S 89 deg.-27'58" E and run a distance of 700.22' to the easterly line of the SE 1/4 of the SE 1/4 of said Section 7; thence N 00 deg.-54'59" W and a distance of 400.13' to the point of beginning.

SUBJECT TO: (1) Taxes due in the year 1994 and thereafter; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including right set out in Deed 175, Page 214 in Probate Office.

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

\$185,000.00 of the consideration recited herein was derived from a purchase money mortgage executed and delivered simultaneously with the delivery of this deed.

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 my 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.

Inst # 1994-05135

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02/15/1994-05135  
12:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 51.00

Inst # 1994-05135

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 11 day of FEBRUARY, 1994.

  
Samuel Ralph Oglesby

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SAMUEL RALPH OGLESBY, 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 11 day of FEBRUARY, 1994.

  
Notary Public  
My Commission Expires: 3.1.94

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