

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.

Inst # 1994-19535

Notary Public

My Commission Expires 12-12-95

Inst #

realest\joseph\wd2

06/20/1994-19535

09:53 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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

Inst # 1994-19535

EXHIBIT A

The Southeast 1/4 of Southwest 1/4, Section 2 Township 20 South, Range 1 West which is more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of Southwest 1/4, Section 2, Township 20 South, Range 1 West, thence run Easterly along the North boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1346.14 feet to a point; thence turn an angle of 91 degrees 02' 01" to the right and run Southerly along the East boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1321.67 feet to a point thence turn an angle of 89 degrees 14' 05" to the right and run-Westerly along the South boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1336.13 feet to a point; thence turn an angle of 90 degrees 20' 01" to the right and run Northerly along the West boundary line of said Southeast 1/4 of Southwest 1/4 for a distance of 1315.27 feet to the point of beginning. Said parcel of land is the Southeast 1/4 of Southwest 1/4 Section 2 Township 20 South Range 1 West. ~~SW 1/4 of SW 1/4 of Sec 2 T20S R1W~~

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the NE corner of the SE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West; thence S 00 deg. 35 min. 05 sec. W and along the East line of said 1/4-1/4 section a distance of 667.10'; thence S 89 deg. 34 min. 51 sec. W a distance of 1341.69'; thence N 00 deg. 09 min. 13 sec. E a distance of 666.23'; thence N 89 deg. 32 min. 47 sec. E a distance of 1346.71' to the point of beginning.

Inst # 1994-19535

06/20/1994-19535

09:53 AM CERTIFIED

SHELB COUNTY JUDGE OF PROBATE

Inst # 1994-19535

06/20/1994-19535

09:53 AM CERTIFIED

- SHELBY COUNTY JUDGE OF PROBATE

002 MCD

12.00