

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

Send Tax Notice To:

JUNG J. LEE
1538 W. DAWSON ST
CHICAGO, ILL
60622

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-Five Thousand and No/100 Dollars (\$35,000.00) 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, we, RANDALL H. GOGGANS, a married man, and LOUIS DOUGLAS JOSEPH, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JUNG J. LEE (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1994 and thereafter; (2) Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed 102, Page 129 in Probate Office; (3) Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 135, Page 118 in Probate Office; (4) Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed 312, Page 469 in Probate Office; (5) Easement(s) to Plantation Pipeline as shown by instrument recorded in Deed 113, Page 64; Deed 143, Page 489 and Deed 253, Page 381 in Probate Office.

\$10,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herein.

The property conveyed herein is not the homestead of either of the Grantors or their spouses.

TO HAVE AND TO HOLD to the said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her 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, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, this the 11th day of July, 1994.


Randall H. Goggans


Louis Douglas Joseph

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-1- Inst # 1994-22099

07/14/1994-22099
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 40.50

Inst # 1994-22099

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and in said State, hereby certify that RANDALL H. GOGGANS, a married man, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that, being informed of the contents of said instrument, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11 day of July, 1994.

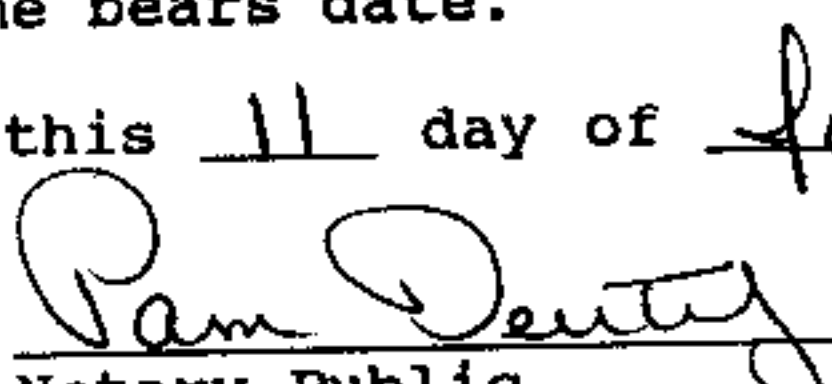

Notary Public
My Commission Expires 3.1.98

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County and in said State, hereby certify that LOUIS DOUGLAS JOSEPH, a married man, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that, being informed of the contents of said instrument, he has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11 day of July, 1994.


Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES FEB. 9, 1998

EXHIBIT "A"

PARCEL II

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

Commence at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, and run thence North 0 deg. 12 min. 10 sec. West along the East line of said 1/4 1/4 a distance of 46.0 feet to the point of beginning of the property being described. Thence continue along last described course and bearing a distance of 330.47 feet to a point marked by a steel pin; thence run North 45 deg. 51 min. 58 sec. West a distance of 640.83 feet to a point on the Easterly right of way line of Shelby County, Highway 47 in a curve to the right having a central angle of 5 deg. 23 min. 02 sec. and a radius of 3,450.68 feet; thence run on a chord bearing on said curve South 44 deg. 45 min. 59 sec. West a chord distance of 324.18 feet to the P.T. of said curve; thence run South 47 deg. 27 min. 30 sec. West a tangent distance of 202.37 feet to the P.C. of a curve to the left having a central angle of 1 deg. 16 min. 24 sec. and a radius of 986.01 feet; thence run on a chord bearing of South 46 deg. 49 min. 18 sec. West a chord distance of 21.91 feet to a point marked by a steel pin; thence run South 65 deg. 12 min. 11 sec. East a distance of 941.22 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1994-22099

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