

This instrument was prepared by
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209
WARRANTY DEED-

Send Tax Notice To: Randall H. Goggans
name
1 Riverchase Office Plaza
address Suite 124
Birmingham, AL 35244

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

88,276.02

That in consideration of One Hundred Seventy Six Thousand Five Hundred Fifty Two and 02/100--Dollars

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

Dana Lauren Payne, a married woman

(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:

See Attached Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, mineral and mining rights and
rights of way of record.

This property is not the homestead of the Grantor herein or her spouse.

Dana Lauren Payne is one and the same person as Dana W. Frye.

Inst # 1994-28847

09/22/1994-28847
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
99.50

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 the said GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 31st
day of August, 1994.

(Seal)

Dana Lauren Payne
Dana Lauren Payne (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Baldwin COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Dana Lauren Payne, a married woman
whose name 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of

August

A. D. 19 94

Ida E. Moore
Ida E. Moore

Notary Public

MY COMMISSION EXPIRES 6/9/96

James Burford

Inst # 1994-28847

EXHIBIT "A"

A parcel of land situated in the North 1/2 of Section 18, Township 20, South, Range 2 West, in Shelby County, Alabama, and being all of that part of the North 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4, lying East of Shelby County Highway No. 35 except the East 70 feet, all of the South half of the NW 1/4 of the NE 1/4, and a part of the South half of the NE 1/4 of the NW 1/4, Section 18, Township 20 South, Range 2 West and being more particularly described as follows:

Begin at the SE corner of the NW 1/4 of the NE 1/4 of Section 18, Township 20 South, Range 2 West; thence along the south line of said 1/4-1/4 section and the South line of the NE 1/4 of the NW 1/4 of said section a distance of 1384.31 feet to the northwesterly most corner of a parcel of land recorded in Real Book 362, Page 641 in the Office of the Judge of Probate, Shelby County, Alabama; thence along the Westerly boundary of said parcel South 0 degrees 17 minutes 33 seconds East a distance of 334.95 feet; thence along the northerly boundary of said parcel and the northerly boundary of a parcel of land recorded in Deed Book 277, Page 273 in the office of the Judge of Probate, Shelby County, Alabama, South 89 degrees 37 minutes 20 seconds West a distance of 547.20 feet to the northeasterly most corner of a parcel of land recorded in Deed Book 262, Page 923 in the Office of the Judge of Probate of Shelby County, Alabama; thence along the northerly boundary of said parcel South 89 degrees 17 minutes 43 seconds West a distance of 360.71 feet to the southeasterly right-of-way line of Shelby county Highway No. 35 (Fungo Hollow Road - 80 foot right-of-way); thence along said right-of-way North 12 degrees 26 minutes 17 second East a distance of 16.02 feet to a point on a curve to the right having a radius of 2895.60 feet and a central angle of 6 degrees 33 minutes 14 seconds; thence along said right-of-way and the arc of said curve a distance of 331.22 feet, said arc subtended by chord which bears North 15 degrees 42 minutes 54 seconds East a distance of 331.04 feet, to the end of said curve; thence along said right-of-way North 18 degrees 59 minutes 31 seconds East a distance of 142.75 feet to the southwesterly corner of a parcel of land recorded in Deed Book 293, Page 446 in the Office of the Judge of Probate, Shelby County, Alabama; thence along the southwesterly boundary of said parcel South 84 degrees 59 minutes 30 seconds East a distance of 216.63; thence along the southwesterly boundary of said parcel and the southeasterly boundaries of three parcels of land recorded in Deed Book 337, Page 638, Deed Book 334, Page 21, and Real Book 341, Page 921 in the Office of the Judge of Probate, Shelby County, Alabama, North 25 degrees 58 minutes 30 seconds East a distance of 423.95 feet; thence along said boundary of said parcel of land recorded in Real Book 341, Page 921, North 89 degrees 32 minutes 02 seconds West a distance of 6.79 feet;

thence along said boundary of said parcel North 36 degrees 59 minutes 26 seconds East a distance of 212.65 feet; thence leaving said boundaries and along the southerly boundary of a parcel of land recorded in Real Book 316, Page 458 in the Office of the Judge of Probate, Shelby County, Alabama, North 89 degrees 33 minutes 24 seconds East a distance of 299.87 feet; thence along the southerly boundary of a parcel of land recorded in Real Book 272, Page 117 in the Office of the Judge of Probate, Shelby County, Alabama, North 89 degrees 24 minutes 52 seconds East a distance of 513.28 feet; thence along the southerly boundary of an additional parcel of land recorded in said Real Book and page number, North 89 degrees 14 minutes 51 seconds East a distance of 818.58 feet to the east line on the NW 1/4 of the NE 1/4 of Section 18, Township 20 South, Range 2 West; thence along the east line of said 1/4-1/4 section South 0 degrees 18 minutes 15 seconds West a distance of 658.06 feet to the point of beginning

1st # 1994-28847

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