

# WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA                   )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty Seven Thousand & no/100 Dollars (\$137,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we **Randy Goggans, a married man and Michael H. Strong, a married man** (herein referred to as "**GRANTORS**") do grant, bargain, sell and convey unto **Robert E. Britt and Pamela C. Britt, husband and wife** (herein referred to as "**GRANTEES**") as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

Grantors warrant that the property conveyed hereby does not constitute the homestead of any of the Grantors or his spouse.

## SUBJECT TO:

1. General and special taxes or assessments for 1995 and subsequent years not yet due and payable.
2. Right of Way granted Alabama Power Company recorded in Deed Book 131, Page 554; Deed Book 240, Page 846; Deed Book 202, Page 375 and Deed Book 239, Page 208.
3. Right of Way granted to Shelby County, Alabama in Deed Book 207, Page 12.

**TO HAVE AND TO HOLD** Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1995-00730

01/09/1995-00730  
02:29 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 48.00

*John Danner*

Inst # 1995-00730

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5 of January, 1995.

Randy Goggans (SEAL)

Michael H. Strong (SEAL)

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randy Goggans** 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day January, 1995.

[Signature]  
Notary Public

My Commission Expires: 2/2/96

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael H. Strong** 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day January, 1995.

[Signature]  
Notary Public

My Commission Expires: 2/2/96

**THIS INSTRUMENT PREPARED BY:**

James E. Vann, Esquire  
Donovan, Vann & Richey  
One Independence Plaza  
Suite 510  
Birmingham, AL 35209  
(205) 879-6660

**SEND TAX NOTICE TO:**

Mr. and Mrs. Robert E. Britt  
4866 Overton Road  
Birmingham, AL 35210

## EXHIBIT A

Begin at the SE corner of the NE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 1 East; thence run North along the East line thereof 1322.45 feet to the NE corner of said 1/4-1/4 section; thence 88°42' left run Westerly 1290.94 feet; thence 91°46'32" left run Southerly 1244.4 feet; thence a measured angle of 91°43'35" right run a measured distance of 448.94 feet to the Easterly right of way of County Road #49 and a point of curve to the left, having a radius of 346.72 feet, a central angle of 18°38'; thence turn 126°44'34" left to tangent run along said curve and right of way 112.76 feet to a point of curve to the left, having a radius of 2506.67 feet, a central angle of 3°13'20"; thence continue along said right of way and run along said curve 140.97 feet; thence continue along last described course 282.81 feet; thence 66°42'33" left run Northeasterly 386.6 feet to the South line of said 1/4-1/4 Section; thence 35°21'04" right run along said South line thereof 975.36 feet to the point of beginning.

Situated in Shelby County, Alabama.

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