

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FOUR THOUSAND NINE HUNDRED & NO/100----  
(\$74,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, I, Randy Selman, a single  
individual (herein referred to as grantors), do grant, bargain, sell and convey  
unto Gregg A. Goglen and wife, Kerri M. Goglen (herein referred to as GRANTEES)  
for and during their joint lives and upon the death of either of them, then to the  
survivor of them in fee simple, together with every contingent remainder and and  
right of reversion, the following described real estate, situated in Shelby  
County, Alabama, to-wit:

Lot 21-B, according to a Resurvey of Lots 18, 19, 20, 21, & 22, Block One of  
the Wilmont Gardens, as recorded in Map Book 19 page 95, in the Probate Office  
of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and  
rights of way, if any, of record.

\$74,847.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 384 Wade Drive, Montevallo, Alabama 35115

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF RANDY SELMAN AS DEFINED BY THE  
CODE OF ALABAMA.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon  
the death of either of them, then to the survivor of them in fee simple, and to  
the heirs and assigns of such survivor forever, together with every contingent  
remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and  
administrators, covenant with 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 stated 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 hand and seal, this 13th day of March,  
1995.

Randy Selman (SEAL)  
Randy Selman

03/16/1995-06946  
01:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,  
hereby certify that Randy Selman, a single individual 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 13th day of March A.D., 1995

Notary Public

Inst # 1995-06946