

This Instrument Prepared By:
Paul A. Phillips
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

~~88/09/1995-21595~~
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seventy-Five Thousand and No/100 Dollars (\$75,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, BARBARA WISE, UN married (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), in 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 1995 and thereafter; (2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed 204, Page 206 and amended in Deed 226, Page 619; Deed 243, Page 117; Deed 252, Page 767 and as Instrument #1993-14510 in Probate Office; (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 131, Page 419 and Deed 136, Page 464 in Probate Office; (4) Right(s)-of-Way(s) granted to L & W Railroad by instrument(s) recorded in Deed 19, Page 308 in Probate Office; (5) Easement(s) between L. F. Bounds and Green Valley, Inc. as shown by instrument recorded in Deed 200, Page 269 in Probate Office; (6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 206, Page 593 in Probate Office; (7) Rights regarding construction of dam, etc. water flow rights and rights pertaining thereto as set out in Agreement between L. T. Bounds, Dean and Earline Upson and as set out in Deed 200, Page 207 in Probate Office; (8) Dues owing Lake Woodmere, Inc. hereafter accrued.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of the Grantor.

Grantor specifically grants, bargains, sells and conveys to the Grantee, his successors and assigns, all of her right, title and interest in and to any stock which she holds in Lake Woodmere, Inc.

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 I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, BARBARA WISE, has hereunto set his hand and seal, this the 4 day of AUGUST, 1995.

Barbara Wise
Barbara Wise

Inst # 1995-21595

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BARBARA WISE, VA married, 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 foregoing conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of AUGUST, 1995.

Paula Phillips
Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
BY EXPIRATION DATE: AUGUST 31, 1996.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

EXHIBIT "A"

Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 2 West; thence Southeasterly a distance of 1956.34 feet to the Southeast corner of said 1/4 1/4 Section; thence 137 deg. 27 min. 17 sec. to the right and West along the South line of said 1/4 1/4 Section a distance of 1110.38 feet to a point; thence 43 deg. 15 min. to the right in a Northwesterly direction a distance of 364.18 feet to a point on the West line of said 1/4 1/4 section; thence 43 deg. 15 min. to the right and North along the West line of said 1/4 1/4 Section a distance of 825.26 feet to a point; thence 43 deg. 16 min. 53 sec. to the left in a Northwesterly direction a distance of 363.96 feet to a point on the North line of the SE 1/4 of the NW 1/4 of said Section 2; thence 136 deg. 43 min. 07 sec. to the right and East along the North line of said 1/4 1/4 section a distance of 250.00 feet to the point of beginning; being situated in Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst # 1995-21595

08/09/1995-21595
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 14.50