

CLERKS DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

WHEREAS, on the 20th day of September, 1995 a decree was entered in the Circuit Court of Shelby County, Alabama, in Case No. CV94-563 by the Honorable Oliver Head, Judge for the 18th Judicial Circuit confirming the Clerk's Report of Sale of the 14th day of August, 1995, and directing the Clerk to prepare a deed conveying the interest of Linda H. Hughey and William Bradford McGrady in a certain parcel of real property made subject of the above matter to Randall H. Goggans, who was the highest and best bidder at a court ordered judicial sale, said sale being subject to all liens and encumbrances, mortgages, restrictions, easements and rights of way; said parcel sold for the sum of Ninety Thousand and no/100 Dollars (\$90,000.00) in hand received by me as Clerk of the Circuit Court, the same bears date. Therefore having received the above consideration and in compliance with the aforesaid decree, I, Dan Reeves, Clerk of the Circuit Court of Shelby County, Alabama, do hereby grant bargain, sell and convey unto the Grantee, Randall H. Goggans, all of the right, title, and interest of said Linda H. Hughey and William Bradford McGrady in and to the following described real estate, situated in Shelby County, Alabama, viz.:

Starting at the Northwest corner of the Northeast 1/4 of Northwest 1/4 Section 34, Township 19 South, Range 1 West said corner being the point of beginning, run South 1 degrees 39 minutes 30 seconds West for a distance of 1951.88 feet to an iron pin; then North 57 degrees 06 minutes 30 seconds East for a distance of 1394.83 feet to an iron pin; then turn an angle to the left and run along the center-line of the Old Mill Road for a distance of 791 feet +- to the center-line intersection of Grimes' branch, then turn an angle to the right and run down the center-line of Grimes' branch for a distance of 90 feet +- to the center-line intersection of Yellow Leaf Creek; then turn an angle to the left and run up the center-line of Yellow Leaf Creek for a distance of 625 feet +- to the intersection of the old mill track, then turn an angle to the right and run North 0 degrees 51 minutes West for a distance of 67 feet +- to the north line of said section; then run South 89 degrees 09 minutes West along the said north section line for a distance of 371.89 feet back to the point of beginning, said point of beginning lying in the bounds of Yellow Leaf Creek.

Excepting that portion lying in the Northeast 1/4 of Northwest 1/4, of said section being described as follows:
Starting at the Southwest corner of Northeast 1/4 of Northwest 1/4 of said section run North 64 degrees 54 minutes 30 seconds East for a distance of 554.84 feet to the point of beginning; then run North 0 degrees 58 minutes East for 210.0 feet to a point; then run South 89 degrees 02 minutes East for 210.0 feet to an iron; then run South 0 degrees 58 minutes West for 210.0 feet to an iron; then run North 89 degrees 02 minutes West for 210.0 feet back to the point of beginning.

More particularly described as follows:

Commence for the point of beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 34, Township 19 South, Range 1 West, as per Plat of survey by Lewis M. Armstrong (AL Reg. NO. 2201) dated 13 August 1975; run thence South 01 degrees 39 minutes 30 seconds West for 1946.17 feet; run thence North 57 degrees 15 minutes 56 seconds East for 1390.41 feet; run thence North 38 degrees 45 minutes 12 seconds West for 79.40 feet to the centerline of Old Mill Road; run thence North 50 degrees 51 minutes 04 seconds West along said centerline for 59.95 feet; run thence North 48 degrees 32 minutes 34 seconds West along said centerline for 111.55 feet; run thence North 43 degrees 01 minutes 34 seconds West along said centerline for 239.35 feet; run thence North 26 degrees 12 minutes 04 seconds West along said centerline for 109.20 feet; run thence North 16 degrees 13 minutes 04 seconds West along said centerline for 195 feet, more or less, to the centerline of Grimes' Branch; run thence in a Easterly direction along Grimes' Branch for 67 feet, more or less, to the centerline of Yellow Leaf Creek; run thence in a Northwesterly direction along the centerline of Yellow Leaf Creek for 597 feet, more or less, to the intersection of the Old Mill Track; run thence North 01 degrees 00 minutes 15 seconds West for 69 feet, more or less, to the north line of said section; run thence South 89 degrees 20 minutes 30 seconds West along said North line for 371.54 feet to the point of beginning, said point lying in the bounds of Yellow Leaf Creek. Said land being in Section 34, Township 19 South, Range 1 West.

Less and Except the following described property:

Commence at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 19 South, Range 1 West, as per plat of survey by Lewis M. Armstrong (AL Reg. NO. 2201) dated 13 August 1975; run thence North 65 degrees 36 minutes 49 seconds East for 549.29 feet to the Point of Beginning; run thence North 00 degrees 48 minutes 02 seconds West for 209.89 feet; run thence North 89 degrees 53 minutes 12 seconds East for 217.04 feet; run thence South 00 degrees 41 minutes 07 seconds West for 209.88 feet; run thence South 89 degrees 52 minutes 59 seconds West for 211.60 feet to the Point of Beginning.

Said land being in Section 34, Township 19 South, Range 1 West. All of said land being located in Shelby County, Alabama.

Subject to all liens and encumbrances, mortgages, restrictions, easements, and rights of way of record.

TO HAVE AND TO HOLD, to the said **Randall H. Goggans**, his heirs and assigns forever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of Office of the Circuit Court of Shelby County, 18th Judicial Circuit, city of Columbiana, state of Alabama,

This the 21 day of September 1994.

09/21/1995-26348
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 101.00

Dan Reeves, Circuit Court Clerk & Register
18th Judicial Circuit,
Shelby County, Alabama.

By Randall H. Goggans
Office Plaza
Suite 124
B. Ham, AL
35244

Inst # 1995-26348

State of Alabama)
County of Shelby)

I, Mary Harris, a Notary Public in and for the county of Shelby, and state of Alabama, hereby certify that Dan Reeves, who is known to me to be the Circuit Clerk of the Circuit Court of Shelby County, Alabama, in said county and in said state, whose name is signed to the foregoing conveyance, acknowledged before me on this day, that being informed of the contents of this conveyance, he executed the same voluntarily in his capacity as clerk on the day the same bears date.

Given under my hand and official seal, this 21 day of Sept, 1995

Mary H. Harris
Notary Public

Inst # 1995-26348

09/21/1995-26348
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 101.00