

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Thirty-Nine Thousand Eight Hundred Ninety-Five and No/100 Dollars (\$139,895.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, RANDALL H. GOGGANS, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto MICHAEL E. STEPHENS (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 1996 and thereafter; (2) 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 Real 52, Page 349 in Probate Office; (3) The rights of the public to the use of that portion of the Property within the prescriptive right-of-way of Shelby County Highway 331.

The property conveyed herein is not the homestead of the Grantor or the Grantor's spouse.

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, RANDALL H. GOGGANS, has hereunto set his hand and seal, this the 21 day of OCTOBER, 1995.


Randall H. Goggans

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, a married man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21 day of OCTOBER, 1995.


Notary Public

My Commission Expires: 3.1.98

f:\pea\goggans\stephens.wd

11/01/1995-31516
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 153.50

Inst # 1995-31516

EXHIBIT 'A'
G O G A W S T O S T E P H E N S
Page 1 of 2

A parcel of land situated in the NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 2, and the SW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

BEGIN at the NE Corner of Section 2, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING; thence S 1 deg-07'-02" W along the easterly boundary of the NE 1/4 of the NE 1/4 of said section a distance of 1331.65' to the SE Corner of said 1/4-1/4 section; thence S 88 deg-55'-37" E along the northerly boundary of the SW 1/4 of the NW 1/4 of Section 1 of said township and range a distance of 218.80' to a point on the centerline of Shelby County Highway No. 331 (Prescriptive Use R.O.W.), said point lying on a curve to the left (concave northeasterly) having a radius of 310.00' and a central angle of 2 deg-43'-41"; thence along said centerline and the arc of said curve a distance of 14.76', said arc subtended by a chord which bears S 52 deg-25'-43" E a distance of 14.76', to the end of said curve; thence S 53 deg-47'-33" E along said centerline a distance of 80.25' to a point on a curve to the right having a radius of 122.56' and a central angle of 39 deg-18'-52"; thence along said centerline and the arc of said curve a distance of 84.10', said arc subtended by a chord which bears S 34 deg-08'-08" E a distance of 82.46' to the end of said curve; thence S 14 deg-28'-42" E along said centerline a distance of 12.92' to a point on a curve to the right having a radius of 150.26' and a central angle of 61 deg-00'-51"; thence along said centerline and the arc of said curve a distance of 160.01', said arc subtended by a chord which bears S 16 deg-01'-44" W a distance of 152.56', to the end of said curve; thence S 46 deg-32'-09" W along said centerline a distance of 38.79' to a point on a curve to the right having a radius of 4084.10' and a central angle of 1 deg-43'-41"; thence along said centerline and the arc of said curve a distance of 123.18', said arc subtended by a chord which bears S 47 deg-24'-00" W a distance of 123.18', to a point on a reverse curve to the left having a radius of 563.28' and a central angle of 15 deg-55'-17"; thence along said centerline and the arc of said curve a distance of 156.53', said arc subtended by a chord which bears S 40 deg-18'-12" W a distance of 156.02', to a point on a reverse curve to the right having a radius of 297.50', and a central angle of 17 deg-34'-27"; thence along said centerline and the arc of said curve a distance of 91.25', said arc subtended by a chord which bears S 41 deg-07'-47" W a distance of 90.89', to the end of said curve; thence S 49 deg-55'-00" W a distance of 50.58'; thence continue along the last described course a distance of 163.53' to a point on a curve to the left having a radius of 462.31' and a central angle of 19 deg-03'-29"; thence along said centerline and the arc of said curve a distance of 153.78', said arc subtended by a chord which bears S 40 deg-23'-16" W a distance of 153.07', to the end of said curve; thence S 30 deg-51'-31" W along said centerline a distance of 38.45' to a point on a curve to the left having a radius of 555.62' and a

EXHIBIT A
Goggans to Stephens
Page 2 of 2

central angle of 5 deg-33'-20", thence along said centerline and the arc of said curve a distance of 53.87', said arc subtended by a chord which bears S 28 deg-04'-51" W a distance of 53.85', to the end of said curve; thence S 25 deg-18'-11" W along said centerline a distance of 81.81' to a point on a curve to the right having a radius of 234.56 and a central angle of 24 deg-50'-44"; thence along said centerline and the arc of said curve a distance of 101.71', said arc subtended by a chord which bears S 37 deg-43'-34" W a distance of 100.92', to the end of said curve; thence S 50 deg-08'-56" W along said centerline a distance of 211.72' to a point on a curve to the left having a radius of 1235.62' and a central angle of 2 deg-38'-46"; thence along said centerline and the arc of said curve a distance of 57.07', said arc subtended by a chord which bears S 48 deg-49'-33" W a distance of 57.06', to a point on a reverse curve to the right having a radius of 1229.25' and a central angle of 2 deg-51'-22"; thence along said centerline and the arc of said curve a distance of 61.28', said arc subtended by a chord which bears S 48 deg-55'-51" W a distance of 61.27', to the end of said curve and to the southerly boundary of the SE 1/4 of the NE 1/4 of Section 2; thence N 85 deg-37'-11" W along said southerly boundary and leaving said centerline a distance of 751.18' to the SW Corner of said 1/4-1/4 section; thence N 0 deg-44'-01" E along the westerly boundary of said 1/4-1/4 section a distance of 1327.00' to the SW Corner of the NE 1/4 of the NE 1/4 of Section 2; thence N 1 deg-13'-53" E along the westerly boundary of said 1/4-1/4 section a distance of 1330.80 feet to the NW corner of said 1/4-1/4 section; thence S 85 deg-58'-56" E along the northerly boundary of said 1/4-1/4 section a distance of 1366.12' to the Point of Beginning.

LESS AND EXCEPT: The NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama.

Grantor acknowledges that there is no access to the said NE 1/4 of the NE 1/4 over and across the property conveyed herein and further, Grantor for himself, his heirs, successors and assigns shall not claim any form of easement across the property conveyed herein whether by necessity, implication or otherwise.

Inst # 1995-31516

11/01/1995-31516
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 153.50