

Send Tax Notice To:

✓ Randall H. Goggans  
1 Riverchase Office Plaza, #124  
Birmingham, Al. 35244

This instrument was prepared by:  
STEPHEN B. GRIFFIN  
P. O. Box 380275  
Birmingham, AL 35238

## WARRANTY DEED

STATE OF ALABAMA                    )  
  )     **KNOW ALL MEN BY THESE PRESENTS,**  
COUNTY OF SHELBY                 )

THAT IN CONSIDERATION OF SIXTY TWO THOUSAND FOUR HUNDRED TWENTY FIVE DOLLARS (\$62,425.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **WM. RANDALL MAY, and RODNEY L. CAMP, being all of the Partners of ROCK MOUNTAIN LAND COMPANY, an Alabama general partnership,** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **RANDALL H. GOGGANS, A MARRIED MAN** (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

This conveyance is made subject to the following:

1. Taxes for the years 1995.
2. Any loss, claims, damage, or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 189, page 8, in Probate Office.
4. Lack of a right of access to and from the land.
5. Easements, restrictions, set-back lines, rights-of-way, and other limitations of record.

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09:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SNA 77.00

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TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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, we have hereunto set our hands and seals, this 20<sup>th</sup> day of NOVEMBER, 1995.

**ROCK MOUNTAIN LAND COMPANY, an Alabama general partnership**

By:

  
WM. RANDALL MAY, Partner

By:

  
RODNEY L. CAMP, Partner

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WM. RANDALL MAY and RODNEY L. CAMP, whose names as Partner of ROCK MOUNTAIN LAND COMPANY, an Alabama general partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Partners and with full authority, executed the same voluntarily as the act of the Partnership on the date the same bears date.

Given under my hand and official seal, this the 20 day of November, 1995.

  
Notary Public

My commission expires: 3-1-99

EXHIBIT A

The NE 1/4 of the SE 1/4, Section 35, Township 18 South, Range 1 East,  
EXCEPT the following described parcel:  
Beginning at the NE corner of the NE 1/4 of SE 1/4 of Section 35,  
and run West along North boundary of said 1/4 1/4 Section 625 feet;  
thence turn an angle of 90 deg. to left and run South 280 feet; thence  
turn an angle of 90 deg. to the left and run East 625 feet; thence  
North along East boundary of said 1/4 1/4 Section to point of  
beginning of said exception; being situated in Shelby County,  
Alabama.

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