

This Instrument Prepared By:
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Send Tax Notice To:

Inst # 1995-33487

WARRANTY DEED

11/21/1995-33487
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 22.00

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirteen Thousand One Hundred Sixty-Two and 50/100 Dollars (\$13,162.50), 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 STEPHEN E. LAMBERT (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

The West 1/2 of Fractional Section 27, Township 22 South, Range 4 West, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Lack of ingress and egress to and from the above-described property; (3) Rights of riparian owners in and to the use of Mayberry Creek; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed by Volume 243, Page 372 in Probate Office.

The property conveyed herein is not the homestead of the Grantor or his 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 20th day of October, 1995.

Randall H. Goggans
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 20 day of October, 1995.

[Signature]
Notary Public

My Commission Expires: 3.1.98

A. H. Hlegate