

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 the mutual exchange of like kind real properties and payment of cash in the amount of One Hundred Twenty-Four Thousand Five Hundred and No/100 Dollars (\$124,500.00) 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) Any previous severance of mineral and mining rights and rights pertaining thereto, if any (Grantor hereby quitclaims any such rights to Grantee); and (3) Location of transmission line easements and fences as shown on the survey by Robert Farmer dated February 24, 1995 and as revised November 13, 1995.

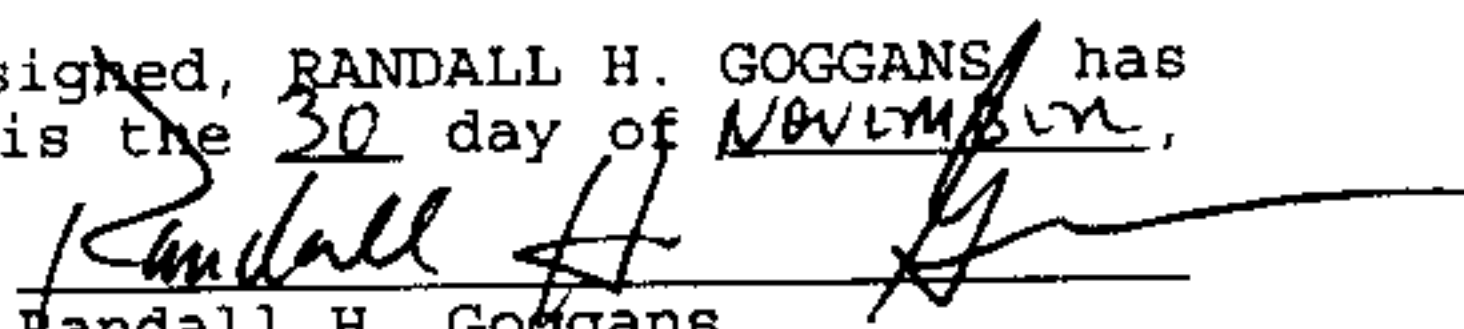
The property conveyed herein is not the homestead of the Grantor or his spouse.

Grantor and Grantee acknowledge that the value of the real property herein conveyed is \$300,000.00.

TO HAVE AND TO HOLD to the said Grantee, his heirs, 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 30 day of NOVEMBER, 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 30 day of NOVEMBER, 1995.


Notary Public

My Commission Expires: 3-1-98

12/05/1995-34743
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 311.00

EXHIBIT A
Goggam to Stephens

Commence at the N.W. Corner of the S.E. 1/4 of the N.W. 1/4 of Section 17, Township 20 South, Range 2 West, said point being the POINT OF BEGINNING; thence S00°26'17"W along the west line of said 1/4-1/4 section for a distance of 758.12 feet; thence S71°54'32"E for a distance of 607.99 to a point on the northwesterly right-of-way of Oak Crest Drive (60 feet R.O.W.), said point also a point on a curve to the right, having a central angle of 127°49'37" and a radius of 50.00 feet, said curve is subtended by a chord bearing N82°00'11"E and a chord distance of 69.81 feet; thence along the arc of said curve and along said right-of-way for a distance of 111.55 feet to a point on a reverse curve to the left, having a central angle of 42°50'04" and a radius of 25.00 feet, said curve is subtended by a chord bearing S55°30'07"E and a chord distance of 18.26 feet; thence along the arc of said curve and along said right-of-way for a distance of 18.69 feet to the end of said curve; thence S76°55'07"E along said right-of-way for a distance of 49.41 feet to a point on a curve to the left, having a central angle of 91°19'51" and a radius of 145.00 feet, said curve is subtended by a chord bearing N57°24'58"E and a chord distance of 207.43 feet; thence along the arc of said curve and said right-of-way for a distance of 231.13 feet to the end of said curve; thence N11°45'02"E along said right-of-way for a distance of 83.25 feet to a point on a curve to the right, having a central angle of 30°24'58" and a radius of 180.00 feet, said curve subtended by a chord bearing N26°57'31"E and a chord distance of 94.44 feet; thence along the arc of said curve and said right-of-way for a distance of 95.55 feet to the end of said curve; thence N42°10'00"E along said right-of-way for a distance of 35.70 feet to a point on a curve to the right, having a central angle of 92°56'47" and a radius of 195.00 feet, said curve is subtended by a chord bearing N88°38'23"E and a chord distance of 282.77 feet; thence along the arc of said curve and said right-of-way for a distance of 112.71 feet to the end of said curve; thence S44°53'13"E along said right-of-way for a distance of 161.49 feet; thence along the arc of said curve and along said right-of-way for a distance of 193.03 feet to a point on a reverse curve to the right, having a central angle of 47°43'55" and a radius of 360.00 feet, said curve is subtended by a chord bearing N42°33'44"E and a chord distance of 291.31 feet; thence along the arc of curve and along said right-of-way for a distance of 299.91 feet to a point on a reverse curve to the left, having a central angle of 36°11'30" and a radius of 370.00 feet, said curve subtended by a chord bearing N48°19'58"E and a chord distance of 229.85 feet; thence along the arc of said curve and said right-of-way for a distance of 233.72 feet to a point on a reverse curve to the right, having a central angle of 60°27'53" and a radius of 280.00 feet, said curve is subtended by a chord bearing N60°28'07"E and a chord distance of 281.98 feet; thence along the arc of said curve and along said right-of-way for a distance of 295.49 feet to the end of said curve; thence S89°17'58"E along said right-of-way for a distance of 156.45 feet to a point on a curve to the right, having a central angle of 18°41'50" and a radius of 330.00 feet, said curve subtended by a chord bearing S79°57'01"E and a chord distance of 107.21 feet; thence along the arc of said curve and said right-of-way for a distance of 107.89 feet to the end of said curve; thence S70°36'06"E and along said right-of-way for a distance of 105.91 feet to a point on a curve to the right, having a central angle of 37°17'37" and a radius of 330.00 feet, said curve subtended by a chord bearing S51°57'18"E and a chord distance of 191.84 feet; thence along the arc of said curve and along said right-of-way for a distance of 214.80 feet to the end of said curve; thence S33°18'30"E along said right-of-way for a distance of 169.56 feet to a point on a curve to the left, having a central angle of 99°39'57" and a radius of 90.00 feet, said curve subtended by a chord bearing S83°08'28"E and a chord distance of 137.55 feet; thence along the arc of said curve and along said right-of-way for a distance of 156.55 feet to the end of said curve; thence N47°01'33"E along said right-of-way for a distance of 194.99 feet to a point on a curve to the right, having a central angle of 48°18'24" and a radius of 200.00 feet, said curve subtended by a chord bearing N71°10'45"E and a chord distance of 163.67 feet; thence along the arc of said curve and said right-of-way for a distance of 188.62 feet to the end of said curve; thence N2°44'43"E and leaving said right-of-way for a distance of 188.26 feet; thence N87°15'17"W for a distance of 2606.02 feet; thence S02°44'43"W for a distance of 121.49 feet; thence N75°49'06"W for a distance of 214.25 feet; thence N02°44'32"E for a distance of 79.01 feet; thence N87°15'17"W for a distance of 367.93 feet to the POINT OF BEGINNING. Said parcel contains 35.00 acres, more or less.

Inst # 1995-34743

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 311.00