

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:
CITRUS HOUSE
3455 WILLOWWOOD DR.
PLANTATION, AL.
35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Four Thousand Three Hundred Fifty and No/100 Dollars (\$84,350.00), to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, RANDALL H. GOGGANS, a married man (herein referred to as Grantors), do grant, bargain, sell and convey unto CHRISTOPHER LAYNE HOUSE and JUDY L. HOUSE (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Oakcrest, Sector Two, as set out in Map Book 20, Pages 129 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Declaration of Restrictive Covenants for Oakcrest Sector Two as recorded in Instrument #1996-02205 in the Office of the Judge of Probate of Shelby County, Alabama; (3) Articles of Incorporation of Oakcrest Sector Two Homeowners Association, Inc. as recorded in Instrument #1996-02971 in the Office of the Judge of Probate of Shelby County, Alabama and all By-Laws relating thereto; (4) Easements, restrictions, rights-of-way of record or in evidence by use; and (5) Mineral and mining rights not owned by the Grantor (Grantor hereby quitclaims any mineral and mining rights for the property conveyed to the Grantee).

CHRISTOPHER LAYNE HOUSE IS ONE AND THE SAME PERSON AS CHRISTOPHER L. HOUSE

The property conveyed herein is not the homestead of Randall H. Goggans or his spouse.

64750 OF THE CONSIDERATION WAS DERIVED FROM A MORTGAGE.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 Grantee, their 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, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, RANDALL H. GOGGANS, a married man, has hereunto set his hand and seal, this the 31 day of JANUARY, 1996.

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, 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 31 day of JANUARY, 1996.
02/08/1996-04140
10:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 SNA 28.50

[Signature]
Notary Public
My Commission Expires: 3.1.98