

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

Send Tax Notice To:  
Tommy Hudson  
3368 FAIRING RD  
BIRMINGHAM AL  
35223

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred Forty-Two Thousand and No/100 Dollars (\$142,000.00), 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 THOMAS C. HUDSON, JR. (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 26, 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).

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

All of the consideration was derived from a mortgage.

**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, a married man, ha hereunto set his hand and seal, this the 26 day of February, 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, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26 day of February, 1996.

02/28/1996-06846  
11:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 8.50

[Signature]  
Notary Public  
My Commission Expires: 3-1-96