

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:
Robert Finnerty
315 Chestnut Lane
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty-Seven Thousand Five Hundred and No/100 Dollars (\$47,500.00), 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 ROBERT J. FINNERTY (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Oakcrest, Sector One, as set out in Map Book 20, Page 128 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Declaration of Restrictive Covenants for Oakcrest Sector One as recorded in Instrument #1996-02204 in the Office of the Judge of Probate of Shelby County, Alabama; (3) Easements, restrictions, rights-of-way of record or in evidence by use; and (4) 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.

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 14 day of MARCH, 1996.


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 14 day of MARCH, 1996.


Notary Public

My Commission Expires: 3-1-98

03/21/1996-09163
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 56.00

Inst # 1996-09163