

Form furnished by LAND TITLE COMPANY

his instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES

PHILLIP J. MOON

(Name) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124(Name) 2640 OLD ROCKY RIDGE ROAD
BIRMINGHAM, AL 35216

(Address)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIPSTATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

that in consideration of FORTY TWO THOUSAND FIVE HUNDRED AND NO/100-----(\$42,500.00) Dollars

the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RANDALL H. GOGGANS, a married man

herein referred to as grantors) do, grant, bargain, sell and convey unto

PHILLIP J. MOON and wife, CYNTHIA L. MOON

herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama, to-wit:Lot 11, according to the Survey of Oak Crest, Sector One, as
recorded in Map Book 20, Page 128, in the Probate Office of
Shelby County, Alabama.Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

Subject property is not the homestead of the grantor or his spouse.

Inst # 1996-19924

06/19/1996-19924
02:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 51.00TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one
does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted
herein; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall
warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of
JUNE, 1996

(Seal)

RANDALL H. GOGGANS

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

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(s) 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 conveyance, he
executed the same voluntarily on the day the same bears date.Given under my hand and official seal, this the 11th day of JUNE, 1996.Ken D. Elrod
Notary Public

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