

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:  
DONALD ROWAN  
1201 VISTA LANE  
35216

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA )

SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Seven Thousand and No/100 Dollars (\$37,000.00), 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 DONALD W. ROWAN and NELDA S. ROWAN (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 6, according to the Survey of High Hampton Estates, as recorded in Map Book 20 page 84 in the Probate Office of Shelby County, Alabama; Mineral and mining rights excepted.

**SUBJECT TO:** Taxes due in the year 1996 and thereafter and easements, restrictions, rights of way, agreements of record and titled to all minerals which are not owned by Grantor on the date of this deed.

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

**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, hereunto set his hand and seal, this the 14 day of JUNE, 1996.

  
Randall H. Goggans

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

06/20/1996-2000  
12:27 PM CERTIFIED  
NOTARY PUBLIC  
AL 42 4.5

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 14 day of JUNE, 1996.

  
Notary Public

My Commission Expires: 3-1-98

53005-9661 Inst • 1996-2002