

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

Send Tax Notice To:

WARRANTY DEED

06/20/1996-20032
01:38 PM CERTIFIED
SHELBY COUNTY JUNE 19 1996
\$22.00

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-Five Thousand and No/100 Dollars (\$35,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, JAMES ATHWORT BOULWARE, III and wife, BRENDA GAYNE BOULWARE (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto RANDALL H. GOGGANS (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also conveyed herewith and by separate bill of sale is the 1986 Connell Mobile Home, made July 29, 1986, model number 60X141262+1, serial number 1CIIA0667, Tahoe, which is located on the above-described property and which is conveyed to Grantee herein with full warranty of title.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Easements, restrictions and rights-of-way of record; and (3) Any potential lack of ingress and egress to the real property described herein.

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

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, JAMES ATHWORT BOULWARE, III and wife, BRENDA GAYNE BOULWARE, have hereunto set their hands and seals, this the 17 day of JUNE, 1996.

James A. Boulware III
James Athwort Boulware, III
Brenda Gayne Boulware
Brenda Gayne Boulware

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES ATHWORT BOULWARE, III and wife, BRENDA GAYNE BOULWARE, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17 day of JUNE, 1996.

[Signature]
Notary Public
My Commission Expires: 3.1.98

EXHIBIT "A"

A parcel of land in the E 1/2 of the NW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 Section 34, Township 19 South, Range 1 West as per plat of survey by Lewis M. Armstrong (AL Reg. No. 2201) dated August 13, 1975; run thence North 65 deg. 36 min. 49 sec. East for 549.29 feet to the point of beginning; run thence North 00 deg. 48 min. 02 sec. West for 209.89 feet; run thence North 89 deg. 53 min. 12 sec. East for 217.04 feet; run thence South 00 deg. 41 min. 07 sec. West for 209.88 feet; run thence South 89 deg. 52 min. 59 sec. West for 211.60 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-20052

06/20/1996-20052
01:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 46.00