

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:

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety-Seven Thousand Three Hundred Thirty-Five and No/100 Dollars (\$97,335.00), 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 CHARLES MCGREGOR (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.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Mineral and mining rights not owned by the Grantor, including rights set out in Real 52, Page 349 in the Probate Office of Shelby County, Alabama; ~~(3) Rights of others to use that certain unpaved dirt road as shown on the Survey of Robert C. Farmer, dated May 23, 1996, and~~ (4) Grantor does not warrant access to the property conveyed herein, however, Grantee acknowledges that the property conveyed herein is contiguous to other real property owned by Grantee and accordingly, Grantee has access to this property through such other real property. RHC.

The property conveyed herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, his 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, has hereunto set his hand and seal, this the 16 day of JULY, 1996.


Randall H. Goggans

STATE OF ALABAMA)

COUNTY OF SHELBY)

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 16 day of JULY, 1996.


Notary Public
My Commission Expires: 3-1-97

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EXHIBIT "A"

BEGIN at the NE Corner of Section 2, Township 21 South, Range 2 West; thence S 01 deg-07'02" W along the Easterly boundary of said 1/4-1/4 Section a distance of 300.00' to the POINT OF BEGINNING; thence N 85 deg-58'56" W a distance of 549.67'; thence S 18 deg-06'27" W a distance of 444.04'; thence N 85 deg-57'08" W a distance of 450.69'; thence S 01 deg-13'53" W a distance of 600.00'; thence S 85 deg-57'08" E a distance of 1131.49'; thence N 01 deg-07'02" E a distance of 1031.65' to the POINT OF BEGINNING.

Inst # 1996-23610

07/23/1996-23610
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 108.50