

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:
4220 HENRY ST. OFFICE CTR
BIRMINGHAM, AL 35242
ATTN: STUART SCHABLOW

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Two Thousand and No/100 Dollars (\$42,000.00), 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 STUART B. SCHABLOW and CAROL SCHABLOW (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 2, 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) Building setback line of 50 feet reserved from High Crest Road as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1996-2204 in Probate Office; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127, Page 442 in Probate Office; (5) Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 116, Page 275 in Probate Office; (6) A 20 foot easement for access as set out in Instrument #1992-18506 and Instrument #1994-19731 in Probate Office; (7) Agreement with Alabama Power Company as set out in Instrument #1995-1633 in Probate Office; and (8) Unrecorded easements for power and tower lines, including telephone lines on, over and across said lands, including the easements described in Instrument from Kimberly-Clark Corporation to Alabama Power Company dated September 19, 1969, from Belcher family to Alabama Power Company dated November 18, 1965, and Condemnation for rights in that certain case in which the final decree was rendered on February 4, 1966 in the Probate Office of Shelby County, Alabama, as in said Section 17 that is not granted in the easements herein mentioned.

\$33,600.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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.

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07/24/1996-23828
11:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NCD 19.30

Inst # 1996-23828

IN WITNESS WHEREOF, the undersigned, RANDALL H. GOGGANS, a married man, has hereunto set his hand and seal, this the 19 day of JULY, 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, 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 19 day of JULY, 1996.


Notary Public
My Commission Expires: 3-1-97

Inst # 1996-23828

07/24/1996-23828
11:31 AM CERTIFIED
JULY COUNTY JUDGE OF PROBATE
JUL 23 1996