

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:

Inst # 1996-26367

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Seventy-Three Thousand Nine Hundred Forty-Eight and 06/100 Dollars (\$673,948.06), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, J. A. BROWN COMPANY, INC. (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.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 242, Page 911 and Deed 230, Page 117 in Probate Office; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 33, Page 300 and Deed 244, Page 587 in Probate Office; (4) Non-exclusive easement for access recorded in Real 199, Page 566 between Thomas and Glenda Wilder and J. A. Brown Company, Inc. and Charlene H. Scott Quinn dated August 11, 1988; and (5) Encroachment of fence along the Southerly side of property as shown on the survey by Robert C. Farmer dated August 1, 1996.

\$600,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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, J. A. BROWN COMPANY, INC. has hereunto set his hand and seal, this the 9 day of AUGUST, 1996.

J. A. BROWN COMPANY, INC.

By: J. A. Brown, Jr.
J. A. Brown, Jr.
Its President

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ATTEST:

By: Paul B. Brown
Paul B. Brown
Its: Secretary

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. A. BROWN, JR., whose name as President of J. A. BROWN COMPANY, INC., a corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 9 day of August, 1996.

[Signature]
Notary Public
My Commission Expires: 3.1.98

EXHIBIT 'A'

a parcel of land situated in the SE 1/4 of the SW 1/4 and in the SW 1/4 of the SE 1/4 of Section 19, and in the NW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West and being more particularly described as follows:

BEGIN at the NE Corner of the SE 1/4 of the SW 1/4 of Section 19, Township 20 South, Range 2 West, said point being the POINT OF BEGINNING; thence S 89deg-36'-47" E a distance of 48.84' to a point on the southeasterly right-of-way line of Shelby County Highway No. 52 (R.O.W. Varies), said point lying on a curve to the right having a radius of 1472.05' and a central angle of 19deg-26'-07"; thence along said right-of-way line and the arc of said curve a distance of 499.33', said arc subtended by a chord which bears S 83deg-42'-25" W a distance of 496.94', to the end of said arc; thence S 17deg-32'-44" W and leaving said right-of-way line a distance of 221.28'; thence N 64deg-17'-28" W a distance of 149.95' to a point on a curve to the right having a radius of 154.80' and a central angle of 69deg-09'-13"; thence along the arc of said curve a distance of 186.84', said arc subtended by a chord which bears N 29deg-42'-51" W a distance of 175.70', to a point on a compound curve to the right having a radius of 30.40' and a central angle of 80deg-18'-35"; thence along the arc of said curve a distance of 42.61', said arc subtended by a chord which bears N 45deg-01'-03" E a distance of 39.21', to the end of said curve and a point on the southwesterly right-of-way line of said highway; thence N 80deg-19'-19" W along said right-of-way line a distance of 108.49', to a point on a curve to the right having a radius of 30.00' and a central angle of 73deg-51'-27"; thence along the arc of said curve a distance of 38.67', said arc subtended by a chord which bears S 30deg-14'-19" E a distance of 36.05', to a point on a reverse curve to the left having a radius of 217.52' and a central angle of 71deg-05'-50"; thence along the arc of said curve a distance of 269.92', said arc subtended by a chord which bears S 28deg-51'-31" E a distance of 252.93', to the end of said curve; thence S 55deg-04'-43" W a distance of 310.75'; thence N 80deg-40'-50" W a distance of 223.78'; thence S 1deg-11'-00" W a distance of 922.80' to a point on the southerly boundary of said 1/4-1/4 section; thence S 89deg-34'-06" E along said southerly boundary a distance of 1264.73' to the SE Corner of said 1/4-1/4 section; thence S 89deg-29'-10" E a distance of 65.48'; thence S 1deg-34'-33" W a distance of 281.15; thence S 53deg-05'-17" E a distance of 310.74' to a point on the northwesterly right-of-way line of Shelby County Highway No. 11 (80' R.O.W.); thence N 36deg-54'-40" E along said right-of-way line a distance of 160.87'; thence N 37deg-33'-02" E along said right-of-way line a distance of 203.07'; thence N 37deg-38'-37" E along said right-of-way line a distance of 106.87' to a point on a curve to the right having a radius of 25.00' and a central angle of 89deg-38'-48"; thence leaving said right-of-way line and along the arc of said curve a distance of 39.12', said arc subtended by a chord which bears N 89deg-11'-26" W a distance of 35.25', to a point on a compound curve to the right having a radius of 230.51' and a central angle of 34deg-30'-26"; thence along the arc of said curve a distance of 138.83', said arc subtended by a chord which bears N 27deg-42'-30" W a distance of 136.74', to the end of said curve; thence N 10deg-30'-02" W a distance of 265.26'; thence N 37deg-38'-42" E a distance of 1296.67' to the northerly boundary of the SW 1/4 of the SE 1/4 of Section 19; thence N 89deg-27'-39" W along the northerly boundary of said 1/4-1/4 Section a distance of 1236.41 feet to the point of beginning. Being situated in Shelby County, Alabama.

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08/14/1996-26367
11:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HEL 87.50