

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:  
Michael H. Strong  
2000 Southbridge Parkway  
Suite 200  
Birmingham, Alabama 35209

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Fifty-Five Thousand and No/100 Dollars (\$155,000.00), 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 MICHAEL H. STRONG (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 1997 and thereafter; (2) All roads, rights of ways and easements now located on said property; (3) Easements of records or in evidence by use; and (4) Rights of way of record or in evidence by use.

Mineral and mining rights are hereby quitclaimed by Grantee but not warranted.

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

TO HAVE AND TO HOLD to the said Grantee, his heirs, 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, a married man, has hereunto set his hand and seal, this the 6th day of November, 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, 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 6th day of November, 1996.

  
Notary Public

My Commission Expires: 3.1.97

Inst # 1996-37407

11/12/1996-37407  
10:34 AM CERTIFIED  
f:\pam\goggans\stn\shelby\COUNTY JUDGE OF PROBATE  
002 SNA 166.00

Inst # 1996-37407

EXHIBIT "A"

PARCEL III

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the NW 1/4 of the NW 1/4 of said Section 1, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING, thence N 0deg-32'29" E along the east line of said 1/4-1/4 section a distance of 1,316.64' to the NE corner of said 1/4-1/4 section, thence N 88deg-15'25" W along the north line of said 1/4-1/4 section a distance of 1,144.58' to a point on the centerline of Shelby County Highway No 331 (Prescriptive Use R.D.W.), thence S 13deg-52'26" E along said centerline a distance of 82.17' to the beginning of a curve to the right, having a radius of 350.00' and a central angle of 27deg-05'55", thence along said centerline and the arc of said curve a distance of 165.54', said arc subtended by a chord which bears S 2deg-04'20" E a distance of 164.00' to the end of said curve, thence S 14deg-48'29" W along said centerline a distance of 67.15', thence S 19deg-39'02" W along said centerline a distance of 90.12', thence S 23deg-12'22" W along said centerline a distance of 103.58' to the beginning of a curve to the left having a radius of 825.00' and a central angle of 07deg-35'30", thence along said centerline and the arc of said curve a distance of 109.31', said arc subtended by a chord which bears S 17deg-04'35" W a distance of 109.23', to the end of said curve, thence S 11deg-53'21" W along said centerline a distance of 177.90' to the beginning of a curve to the left having a radius of 755.00' and a central angle of 36deg-29'58", thence along said centerline and the arc of said curve a distance of 480.96', said arc subtended by a chord which bears S 11deg-20'40" E a distance of 472.87' to a point on a compound curve to the left having a radius of 310.00' and a central angle of 24deg-22'20", thence along said centerline and the arc of said curve a distance of 131.87', said arc subtended by a chord which bears S 38deg-52'44" E a distance of 130.87' to the south line of the NW 1/4 of the NW 1/4 of said Section 1, thence S 88deg-55'37" E along the south line of said 1/4-1/4 section line a distance of 1,082.61' to the Point of Beginning.

LESS & EXCEPT a prescriptive use R.D.W. belonging to Shelby County Highway No. 331 (Firetower Road).

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