

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, AL 35209

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Million One Hundred Thousand and No/100 Dollars (\$1,100,000.00), 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) Nonexclusive private road easement in favor of Harlon J. Browning, dated March 29, 1993; (3) Easements, restrictions and rights-of-way of record or in existence by use; and (4) Mineral and mining rights not owned by Grantor.

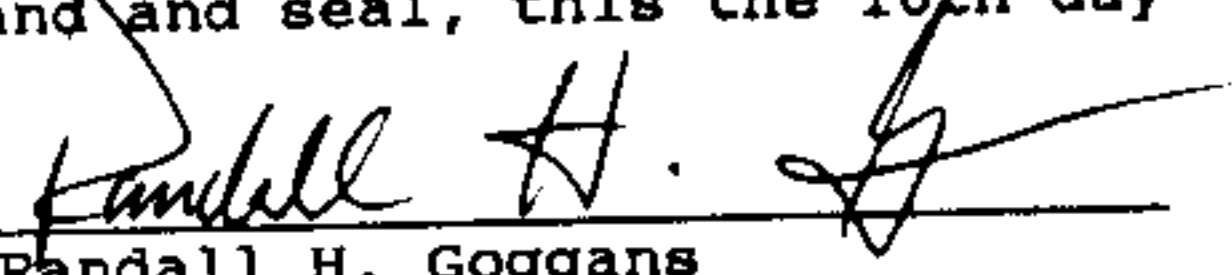
The property conveyed herein is not the homestead of the Grantor or his spouse.

\$550,000.00 of the consideration recited herein was derived from a purchase money mortgage delivered to Grantor by Grantee at the time of the delivery of this deed.

**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 10th day of December, 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 10th day of December, 1996.

  
Notary Public

My Commission Expires: 3-1-98

12/13/1996-41013  
10:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 561.00

Parcel I

The N 1/2 of the N 1/2 of Section 35, Township 20 South, Range 2 West, Shelby County, Alabama.

Parcel II

A parcel of land situated in the SW 1/4 of the SE 1/4 and in the SE 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at the SW corner of Section 26, Township 20 South, Range 2 West; thence North 2 deg. 32 min. 48 sec. West along the West line of said Section a distance of 688.38 feet; thence North 88 deg. 38 min. 46 sec. East a distance of 2268.45 feet to the point of beginning; thence continue along the last described course a distance of 940.00 feet; thence North 55 deg. 14 min. 57 sec. West a distance of 91.32 feet; thence North 33 deg. 12 min. 32 sec. West a distance of 180.70 feet; thence South 88 deg. 38 min. 46 sec. West a distance of 770.85 feet; thence South 1 deg. 21 min. 14 sec. East a distance of 207.30 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel III

The S 1/2 of SW 1/4 of SW 1/4; The S 1/2 of SE 1/4 of SW 1/4; The S 1/2 of SW 1/4 of SE 1/4; and the S 1/2 of W 1/2 of the W 1/2 of the SE 1/4 of SE 1/4, all in Section 26, Township 20 South, Range 2 West, Shelby County, Alabama.

Parcel IV

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 27, and in the NE 1/4 of the NE 1/4 of Section 34, Township 20 South, Range 2 West and being more particularly described as follows:

Begin at the SE corner of Section 27, Township 20 South, Range 2 West said point being the point of beginning; thence North 2 deg. 32 min. 48 sec. West along the easterly boundary of said section a distance of 80.00 feet; thence South 88 deg. 26 min. 21 sec. West a distance of 208.71 feet; thence South 2 deg. 32 min. 48 sec. East a distance of 208.74; thence North 88 deg. 26 min. 21 sec. East a distance of 208.71 feet, more or less, to the easterly boundary of Section 34; thence in a northerly direction along the easterly boundary of said section a distance of 128.74 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-41013

12/13/1996-41013  
10:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL 561.00