

This Instrument Prepared By:
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Send Tax Notice To:

CORRECTIVE 01/13/1997-01267
WARRANTY DEED
11:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 11.00

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. THIS IS A CORRECTIVE WARRANTY DEED CORRECTING THAT CERTAIN DEED RECORDED IN INSTRUMENT #1996-41013 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA (THE "ORIGINAL DEED") IN ORDER TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THE ORIGINAL DEED AND WHICH CORRECT LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A".

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.

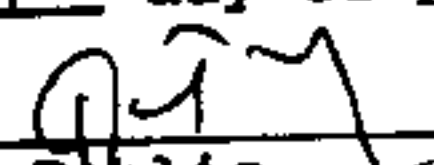
IN WITNESS WHEREOF, the undersigned, RANDALL H. GOGGANS, a married man, has hereunto set his hand and seal, this the 31 day of December, 1996.


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 31 day of December, 1996.


Notary Public

My Commission Expires: 3-1-98

EXHIBIT 'A'

A parcel of land situated in the N 1/2 of the N 1/2 and the SW 1/4 of the NE 1/4 of Section 35, the S 1/2 of the S 1/2 of Section 26, the SE 1/4 of the SE 1/4 of Section 27, and the NE 1/4 of the NE 1/4 of Section 34, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of Section 35, Township 20 South, range 2 West, said point being the point of beginning; thence South 04 deg. 13 min. 42 sec. East along the easterly boundary of said section a distance of 1350.97 feet to the SE corner of the NE 1/4 of the NE 1/4 of said section; thence North 88 deg. 58 min. 27 sec. West along the southerly boundary of said 1/4-1/4 section a distance of 1317.28 feet to the NE corner of the SW 1/4 of the NE 1/4 of said section; thence South 1 deg. 43 min. 01 sec. East along the easterly boundary of said 1/4-1/4 section a distance of 600.62 feet; thence North 89 deg. 06 min. 45 min. West a distance of 363.00 feet; thence North 01 deg. 43 min. 01 sec. West a distance of 600.62 feet to the southerly boundary of the NW 1/4 of the NE 1/4 of said section; thence North 89 deg. 06 min. 45 sec. West along the southerly boundary of said 1/4-1/4 section a distance of 955.25 feet to the SE corner of the NE 1/4 of the NW 1/4 of said section; thence South 88 deg. 50 min. 02 sec. West along the southerly boundary of said 1/4-1/4 section and the southerly boundary of the NW 1/4 of the NW 1/4 of said section a distance of 2637.21 feet to the SW corner of said NW 1/4 of the NW 1/4 section a distance of 1088.55 feet; thence South 88 deg. 04 min. 12 sec. West a distance of 209.44 feet; thence North 02 deg. 33 min. 51 sec. West a distance of 208.66 feet; thence North 88 deg. 24 min. 35 sec. East a distance of 208.78 feet to the westerly boundary of the SW 1/4 of the SW 1/4 of Section 26; thence North 02 deg. 32 min. 48 sec. West along said westerly boundary a distance of 608.31 feet; thence North 88 deg. 38 min. 46 sec. East a distance of 2268.45 feet; thence North 01 deg. 21 min. 14 West a distance of 207.30 feet; thence North 88 deg. 38 min. 46 sec. East a distance of 770.85 feet to the edge of a dirt road; thence South 33 deg. 12 min. 32 sec. East along said edge of road a distance of 180.70 feet; thence South 55 deg. 14 min. 57 sec. East along said edge of road a distance of 91.32 feet; thence North 88 deg. 38 min. 46 sec. East a distance of 1075.77 feet; thence South 00 deg. 02 min. 09 sec. West a distance of 673.08 feet to the Southerly boundary of said section; thence North 88 deg. 26 min. 21 sec. East along said southerly boundary a distance of 981.62 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1997-01267

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