

This instrument was prepared by
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Send Tax Notice to: James E. Goggins
(Name) _____
(Address) 2585 Hwy. 17
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINE THOUSAND FIVE HUNDRED and 00/100-----(\$9,500.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

VAN E. HOLCOMBE, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JAMES E. GOGGINS

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

A parcel of land lying in the SW 1/4 of SE 1/4 of Section 5, Township 22 South, Range 3 West, more particularly described as follows:
Commence at the SW corner of the SW 1/4 of SE 1/4 of Section 5, Township 22, South, Range 3 West, being a small rail found; thence run North 79 deg. 43 min. 30 sec. East for 210.50 feet; thence turn an angle of 29 deg. 24 min. 30 sec. to the left and run 168.00 feet to the north right of way line of Shelby County Highway #17; thence turn an angle of 18 deg. 58 min. to the right and run along said right of way line 16.20 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course for 110.00 feet to a point; thence turn an angle of 121 deg. 24 min. 05 sec. to the left and run 91.88 feet to a point; thence turn an angle of 62 deg. 31 min. 55 sec. to the left and run 78.00 feet to a point; thence turn an angle of 63 deg. 40 min. to the left and run 39.00 feet to a point; thence turn an angle of 61 deg. 56 min. to the left and run 48.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.

General and special taxes or assessments for 1997 and subsequent years not yet due and payable.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 200 page 523, Deed Book 121 page 352 and Deed Book 108 page 54 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 152 page 79 in Probate Office.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of FEBRUARY, 19 97

(Seal)

Van E. Holcombe
VAN E. HOLCOMBE

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that Van E. Holcombe

a Notary Public in and for said County.

whose name(s) 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of February, 19 97

My Commission Expires: 9/97

Notary Public

Inst # 1997-03940

02/06/1997-03940
03:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE