

This Instrument Prepared by:

Edward R. Christian
Burr & Forman LLP
P.O. Box 830719
Birmingham, Alabama 35283-0719

Send Tax Notice to:

Randall H. Goggans
One Riverchase Office Plaza
Suite 124
Birmingham, Alabama 35244

Inst # 1997-08700

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, **EUDALIA HICKS**, a married woman, (the "Grantor"), in hand paid by **RANDALL H. GOGGANS**, (the "Grantee"), the receipt whereof is hereby acknowledged, the Grantor does grant, bargain, sell and convey unto the Grantee, Grantor's undivided 43.6467% interest in and to that certain real property (the "Property") situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and incorporated by reference herein.

This conveyance is made subject to encumbrances set forth on Exhibit B attached hereto and made a part hereof.

Grantor warrants that this property does not constitute the homestead of Grantor.

TO HAVE AND TO HOLD the Grantors' undivided interests in such Property to the said Grantee, and Grantee's successors and assigns forever.


AND, the Grantors do, for herself, her heirs, personal representatives, successors and assigns, covenant with the said Grantee, his heirs, personal representatives, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted on Exhibit B; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and her heirs, personal representatives, successors and assigns will warrant and defend the same to the said Grantee, his heirs, personal representatives, successors and assigns forever against the lawful claims of all persons.

Inst # 1997-08700

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03/21/1997-08700
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 19.00


IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this
18th day of March, 1997.


Eudalia Hicks, a married woman

STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Eudalia Hicks 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this 18th day of March, 1997.


Notary Public
My Commission Expires: 7/27/97

[NOTARIAL SEAL]

EXHIBIT A

Description of Property

A parcel of land situated in the NE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3" open top iron locally accepted to be the Northeast corner of said Section 28, thence run in a westerly direction along the North line of said Section 28 for a distance of 1,341.61 feet to a 1" opened top iron found; thence turn an angle to the left of 72 deg. 50 min. 49 sec. and run in a southwesterly direction along the Northwest line of Alabama Power Company right of way for a distance of 1,686.86 feet to a 2" opened top iron found on the Northeast right of way line of U. S. Highway No. 280; thence turn an angle to the left of 70 deg. 06 min. 29 sec. and run in southeasterly direction along said Northeast right of way line for a distance of 1,024.25 feet to a concrete monument found; thence turn an angle to the left of 18 deg. 01 min. 18 sec. and run in a southeasterly direction along said

Northeast right of way line for a distance of 262.00 feet to a concrete monument found; thence turn an angle of 17 deg. 33 min. 32 sec. and run in a southeasterly direction along the said Northeast right of way line for a distance of 199.62 feet to a concrete monument found; thence turn an angle to the right of 26 deg. 18 min. 12 sec. and run in a southeasterly direction along said Northeast right of way line for a distance of 255.68 feet to a 1/4" rebar found; thence turn an angle to the left of 66 deg. 00 min. 30 sec. and run in an easterly direction for a distance of 669.23 feet to a 1/2" rebar found locally accepted to be the Southeast corner of the North 1/2 of said Section 28; thence turn an angle to the left of 90 deg. 36 min. 31 sec. and run in a northerly direction along the East line of said Section 28 for a distance of 2,629.94 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT B

Exceptions

1. General and special taxes or assessments for 1997 and subsequent years not yet due and payable.
2. Existing easements, restrictions, set-back lines and rights-of-way, if any, of record.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind character, including, but not limited to gas, oil, sand, and gravel in, on and under subject Property.
4. Any portion of the subject property being condemned by Alabama Power Company by Notice of Pending Action dated January 23, 1997, Case No. 35-248 and recorded in Instrument No. 1997-02640 in the Office of the Judge of Probate of Shelby County.

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