

This Instrument Prepared By:
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Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

EDWIN BALDWIN
1314 W. HATHAWAY CIRCLE
BIRMINGHAM, ALA 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

38,000

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees 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 EDWIN BALDWIN and CATHERINE BALDWIN (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of High Hampton Estates, as recorded in Map Book 20, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes due in the year 1997 and thereafter; (2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1995-33379 in Probate Office; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 175, Page 214 and Instrument #1993-41699 in Probate Office; (4) Restrictions, limitations and conditions as set out in Map Book 20, Page 84; and (5) Agreement and grant of easement as set out in Instrument #1994-06147 in Probate Office.

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

CATHERINE BALDWIN IS AND WAS THE SAME PERSON AS CATHERINE N. BALDWIN

Grantor hereby quitclaims to Grantee mineral and mining rights but does not warrant the same.

\$29,750.00 of the consideration received in conjunction with this deed was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantees, their 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 Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, RANDALL H. GOGGANS, has hereunto set his hand and seal, this the 7 day of April, 1997.

Randall H. Goggans
Randall H. Goggans

STATE OF IN)

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 7 day of April, 1997.

[Signature]
Notary Public
My Commission Expires: 3.1.98

Inst # 1997-11689

04/16/1997-11689
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00