

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
STAN WILLIS
41 WELDON DR.
CHELSEA AL
35042

Inst # 1997-31889

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of One Hundred Nineteen Thousand and no/100 Dollars (\$119,000.00), 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) do grant, bargain, sell and convey unto Herman Stanley Willis, Jr. and April Day Willis (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference herein.

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

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Easements, restrictions and rights of way of record or in evidence by use. (3) Mineral and mining rights and rights incident thereto not owned by grantor.

One hundred thirteen thousand and fifty dollars (\$113,050.00) of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

The property described herein may not be used for commercial purposes before April 1, 1999 without the permission of grantor. After April 1, 1999, in order for said property to be used for a commercial purpose, permission must be obtained from the Town of Chelsea.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to their 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 grantee, his, her or their heirs 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, her or their heirs and assigns forever, against the

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lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 30 day of September, 1997.

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, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed, of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30 day of September, 1997.

g h
Notary Public
My Commission Expires 3.1.98

EXHIBIT 'A'
GOGGANS TO WILLIS

The following described parcel of land located in the NE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Begin at the most northerly corner of Lot 32, Twin Oaks, as recorded in Map Book 22 page 108 in the Office of the Judge of Probate of Shelby County, Alabama; thence North 21 deg. 33 min. 41 sec. East a distance of 63.88 feet; thence South 43 deg. 00 min. 43 sec. East a distance of 220.64 feet to the most northerly corner of Lot 21 of said Twin Oaks; thence South 56 deg. 07 min. 44 sec. West along the northwesterly line of said Lot 21 a distance of 133.57 feet; thence North 46 deg. 03 min. 57 sec. West a distance of 59.75 feet to a point on the easterly line of aforesaid lot 32; thence North 8 deg. 27 min. 24 sec. West along said easterly line a distance of 136.39 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Also: Subject to a 25 foot wide ingress/egress easement being more particularly described as follows:

Commence at the most northerly corner of Lot 32, Twin Oaks, as recorded in Map Book 22 page 108 in the office of the Judge of Probate, Shelby County, Alabama; thence North 21 deg. 33 min. 41 sec. East a distance of 36.20 feet to the Point of Beginning; thence continue along last described course a distance of 27.68 feet; thence South 43 deg. 0 min. 43 sec. East a distance 118.83 feet; thence South 46 deg. 59 min. 17 sec. West a distance of 25.00 feet; thence North 43 deg. 0 min. 43 sec. West a distance of 106.94 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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