

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

Send Tax Notice To:
REED ALEXANDER
50 VUONG STREET RAIL
3367 PELHAM PKWY
PELHAM AL
35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty Five Thousand and No/100 Dollars (\$35,000.00), 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 Thomas Reed Alexander, Jr. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, 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 1998 and thereafter; (2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1995-33379 and Inst. No. 1997-15101 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 in Probate Office; (4) Agreement and grant of easement as set out by Inst. No. 1994-06147 in the Probate Office; (5) Restrictions, limitations and conditions as set out in Map Book 20, Page 84; (6) Approval of sewer system by Shelby County Health Department.

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

\$33,000.00 of the consideration recited herein was derived from a Mortgage loan closed simultaneously herewith.

Grantor represents and warrants that there are no municipal assessments or sewer assessments owing the city of Pelham or any other governmental authority with respect to the above described property.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our 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.

Inst # 1997-38876

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 21 day of NOVEMBER, 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 names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21 day of NOVEMBER, 1997.


Notary Public
My Commission Expires: 3-1-98

Inst # 1997-38876

12/01/1997-38876
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00