

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

Send Tax Notice To:
STEPHEN E. LAMBERT
P.O. BOX 381025
BIRMINGHAM, AL.
35238

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIXTY NINE THOUSAND TWO HUNDRED AND SIXTEEN NO/100 DOLLARS (\$69,216.00), 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 STEPHEN E. LAMBERT (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit "A" attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owed by the Grantor.

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

The Property conveyed is subject to the City of Pelham, Alabama Zoning Classification of M-1, accordingly, the Property and any improvements or use on the Property shall at all time comply with such Zoning Classification and the rules and regulations pertaining thereto.

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.

The Property conveyed herein is depicted on Preliminary Plat of Oak Mountain Business Park as drawn by R. C. Farmer & Associates said drawing being dated September 22, 1997 (the Map). The Property conveyed herein is Lot 18 as shown on the Map. Also conveyed herein is a 50 foot easement to the Property conveyed herein, the centerline of such easement being the North line of Lot 17 and the South line of Lot 19 as shown on the Map. Such easement is a non-exclusive easement for ingress, egress, utilities and drainage and is perpetual and shall run with the land. Also conveyed is a non-exclusive, perpetual easement, running with the land, for ingress, egress, drainage and utilities over and across Applegate Cove and Applegate Parkway as shown on the Map. Grantor retains the unilateral right to dedicated Applegate Cove and Applegate Parkway as shown on the Map to a Governmental authority as a public road.

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.

IN WITNESS WHEREOF, the undersigned, RANDALL H. GOGGANS, has hereunto set his hand and seal, this the 6 day of January, 1998.


Randall H. Goggans

STATE OF ALABAMA)
JEFFERSON COUNTY)

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 6 day of JAN, 1998.


Notary Public
My Commission Expires: 3-1-98

EXHIBIT 'A'
GOGGANS TO LAMBERT

A parcel of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 West; thence run North $89^{\circ} 27' 39''$ West, a distance of 124.78 feet to the Point of Beginning; thence North $89^{\circ} 27' 39''$ West a distance of 573.06 feet; thence South $20^{\circ} 45' 01''$ East a distance of 536.62 feet; thence North $37^{\circ} 38' 42''$ East, a distance of 626.94 feet to the Point of Beginning.

Said property situated in Shelby County, Alabama.

Inst # 1998-00549

01/08/1998-00549
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 83.00