

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

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of NINETY TWO THOUSAND FIVE HUNDRED SEVENTY NINE AND NO/100 DOLLARS (\$92,579.00), 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 GAIL J. HUGHSTON (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2A, according to the Survey of Oak Mountain Business Park, Sector 1, as recorded in Map Book 23, Page 84 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 242, Page 911 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 33, Page 300 in Probate Office; (4) Non-Exclusive easements for access recorded in Real 199, Page 566 between Thomas and Glenda Wilder and J. A. Brown Company, Inc. and Charlene H. Scott Quinn dated August 11, 1988; (5) Easements, setback lines, restrictions and Rights-of-Way of record and as shown by the Record Map; (6) 40 foot easement for ingress, egress, utilities and drainage as shown by the Record map.

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 times 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.

TO HAVE AND TO HOLD to the said Grantee, her 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.

01/09/1998-00828
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 104.00

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 31 day of December, 1997.

Randall H. Goggans
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 31 day of Dec, 1997.

[Signature]
Notary Public
My Commission Expires: 3-1-98

Inst # 1998-00828