

Inst # 1998-08084

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

April B. Danielson
PADEN & PADEN
Attorneys at Law
1722 Second Avenue North
Bessemer, Alabama 35020

RICKY JAMES GOODWIN
P. O. BOX 239
VANDIVER, AL 35176

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$24,500.00) to the undersigned grantor, BLUE CREEK LAND COMPANY, INC., a corporation, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto RICKY JAMES GOODWIN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND IN THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF BLOCK 30, SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 30, 140.2 FEET TO THE CENTER OF THE ROAD KNOWN AS PUMPKIN SWAMP ROAD; THENCE 64 DEGREES 12 MINUTES TO THE LEFT, 550.75 FEET ALONG THE CENTER LINE OF SAID ROAD; THENCE 115 DEGREES 48 MINUTES 15 SECONDS TO THE LEFT AND SOUTH THE WEST LINE OF SAID BLOCK 30, 495.9 FEET TO THE POINT OF BEGINNING; BEING PART OF BLOCK 30, IN SECTION 19, IN BIRMINGHAM ACREAGE COMPANY'S SECOND SURVEY.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1997, WHICH CONSTITUTES A LIEN, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1998.
2. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN ANY ROAD RIGHT-OF-WAY.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$23,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

03/09/1998-08084
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 REC 12.00

IN WITNESS WHEREOF, the said GRANTOR, BLUE CREEK LAND COMPANY, INC., by its PRESIDENT, GLENN WEAVER, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 26th day of FEBRUARY, 1998.

BLUE CREEK LAND COMPANY, INC.

BY: *Glenn Weaver*
GLENN WEAVER, ITS PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GLENN WEAVER, whose name as PRESIDENT of BLUE CREEK LAND COMPANY, INC., a corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 26th day of FEBRUARY, 1998.

Sherry Forester
Notary Public

My commission expires: 9/10/01

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SHELBY COUNTY JUDGE OF PROBATE
602 REC 12.00