

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35216

Send Tax Notice To:
Robert Connor Farmer, Jr.
21 Fox Hound Trail
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THIRTY TWO THOUSAND AND NO/100 DOLLARS (\$32,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees 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 ROBERT CONNOR FARMER, JR. and LUCY R. FARMER (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, 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.

All of the consideration recited herein was derived from a Mortgage Loan.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Restrictions, covenants and conditions as set out in Instrument(s) recorded in Instrument No. 1995-33379 and Instrument 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 in Instrument No. 1994-06147 in Probate Office; (5) Restrictions, limitations and conditions as set out in Map Book 20, Page 84.

RESERVATION OF EASEMENT: Grantor herein reserves unto himself, his heirs, successors and assigns and specifically to the Property described as Lot 8, High Hampton Estates, Map Book 20, Page 84, Probate Office of Shelby County, a perpetual easement running with the land for ingress, egress, utilities and drainage over and across that part of the Property conveyed herein which is described on Exhibit A attached hereto and incorporated by reference herein.

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

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of wither of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

03/11/1998-08433
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1998-08433

IN WITNESS WHEREOF, the undersigned, Randall H. Goggans, has hereunto set his hand and seal, this the 5 day of MARCH, 1998.

Randall H. Goggans
Randall H. Goggans

STATE OF AL)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, a married man, 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 5 day of MARCH, 1998.

[Signature]
Notary Public
My Commission Expires: 3.1.02

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