

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

Send Tax Notice To:
WAYNE STANDIFER
156 ARABIAN RD
COLUMBIANA AL.
35051

Inst # 1998-12537

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$52,500.00) 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 WAYNE STANDIFER AND LOUANN STANDIFER (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 22, Oak Crest Sector Two, as recorded in Map Book 20, Page 129 A & B in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Building setback line of 50 feet reserved from High Crest Road as shown by plat; (3) Easements as shown by recorded plat, including 100 feet Alabama Power Company right of way on Southwesterly side; 30 feet Alabama Power Company easement through center of lot; (4) Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1996-2205 in Probate Office; (5) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127, Page 442 in Probate Office; (6) Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 116, Page 275 in Probate Office; (7) Restrictions, limitations and conditions as set out in Map Book 20, Page 129 A & B; (8) Agreement with Alabama Power Company as set out in Instrument No. 1995-1633 in Probate Office; (9) A perpetual easement, the centerline of which is the creek crossing the property, said easement being 15 feet on either side of such centerline, and the purpose of this easement being for the maintenance of the creek and drainage apparatus (including siltation ponds) on the property as shown by Instrument No. 1996-42540 in Probate Office; (10) Perpetual easement for ingress and egress to creek as shown by Instrument No. 1996-42540 in Probate Office; (11) Reservation in deed recorded as Instrument No/ 1996-42540 of the right to modify the Declaration of Restrictive Covenants for Oak Crest, Sector Two in order to impose upon the owners of all or a part of the lots withing Oak Crest, Sector Two, the obligation for the maintenance of the creek and siltation retainage pond location on the land.

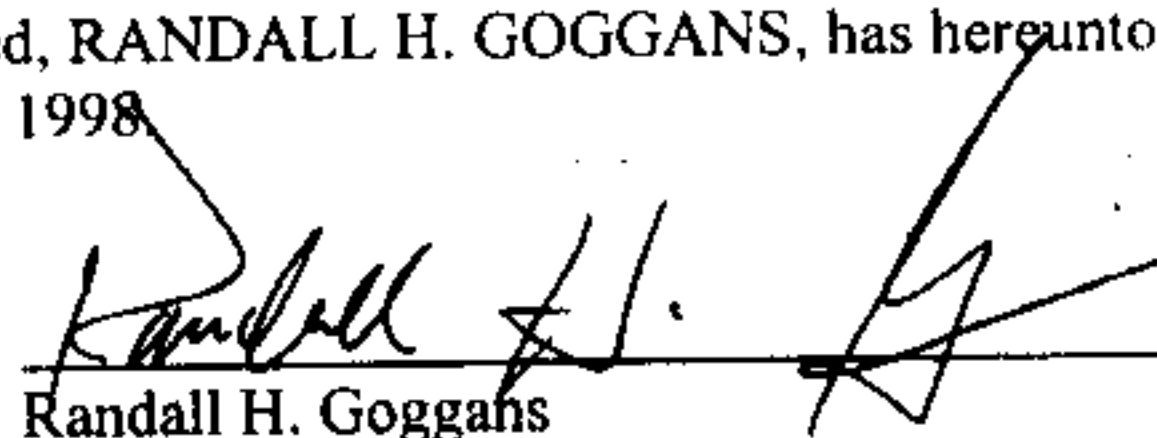
The Property conveyed herein is not the homestead of the Grantor or his spouse

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either 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.

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


Randall H. Goggans

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STATE OF ALABAMA)

COUNTY OF Lynn)

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 6 day of April, 1998.


Notary Public

My Commission Expires: 3.1.02

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