

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

Send Tax Notice To:

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Inst # 1998-26047

**WARRANTY DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00), 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 JOHN C. HEARN (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, covenants 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.

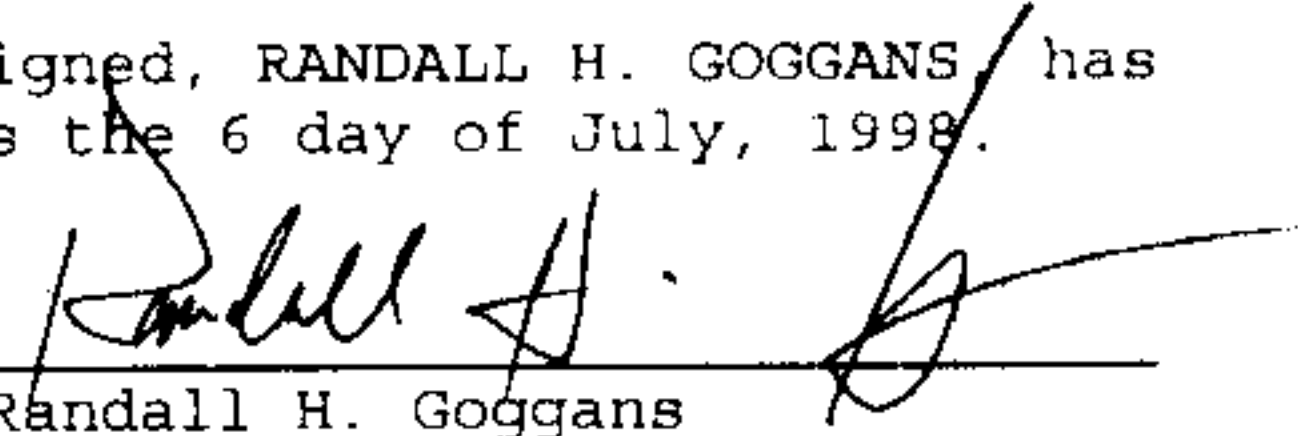
Grantor represents and warrants that there are no municipal assessments or sewer assessments owing the City of Pelham or any other Governmental authority with respect to the above described Property.

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 11 as shown on the Map. Also conveyed herein is a non-exclusive, perpetual easement, running with the land, for ingress, egress, drainage and utilities over and across Applegate Parkway as shown on the Map. Grantor retains the unilateral right to dedicated 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 July, 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 July, 1998.

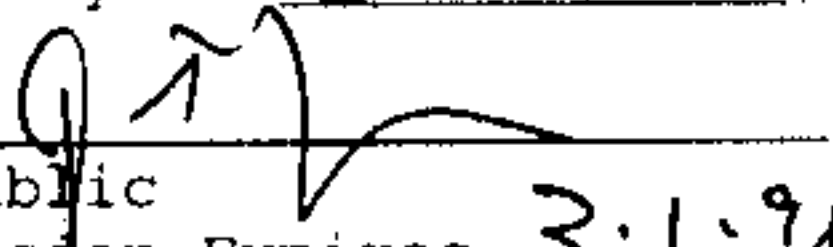
  
Notary Public  
My Commission Expires: 3.1.98

EXHIBIT A  
COCCINS TO HEARN

A parcel of land located in the NW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West; thence run South 89 deg. 29 min. 10 sec. East a distance of 65.48 feet; thence South 01 deg. 34 min. 33 sec. West a distance of 268.93 feet to the point of beginning; thence South 53 deg. 05 min. 17 sec. East a distance of 310.74 feet to the West right of way line of Shelby County Highway 11; thence North 36 deg. 54 min. 40 sec. East along the Right of way a distance of 154.39 feet to the point of a curve to the left having a length of 62.39 feet, a radius of 40.00 feet and a central angle of 89 deg. 21 min. 38 sec.; thence North 52 deg. 26 min. 58 sec. West a distance of 22.41 feet to the point of a curve to the right having a length of 133.48 feet, a radius of 280.00 feet and a central angle of 27 deg. 18 min. 48 sec.; thence South 64 deg. 51 min. 50 sec. West a distance of 257.31 feet to the point of beginning; being situated in Shelby County, Alabama.

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07/09/1998-26047  
12:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SNA 68.50

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