

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

RANDALL H. GOGGANS

NAME B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
ADDRESS PELHAM, AL 35124

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED THOUSAND AND NO/100-----(\$400,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Stephanie Davis Helton, married, Stephen Clayton Davis, unmarried, Emily Davis Cook, unmarried, and Suzanna Davis Malony, married

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Randall H. Goggans

(herein referred to as grantees, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF, INCORPORATED HEREIN, AND MARKED EXHIBIT "A".

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Said property is not the homestead of the grantors or their spouses.

Stephanie Davis Helton is one and the same person as Stephanie Davis Helton Casey.

\$400,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, we have hereunto set our hands(s) and seal(s), this 3rd day of August, 1998.

Stephanie Davis Helton Casey (Seal)
STEPHANIE DAVIS HELTON
Stephen Clayton Davis, by his attorney-in-fact Stephanie Davis Helton (Seal)
STEPHEN CLAYTON DAVIS, by his attorney-in-fact Stephanie Davis Helton (Seal)

Emily Davis Cook (Seal)
EMILY DAVIS COOK
Suzanna Davis Malony, by her attorney-in-fact Stephanie Davis Helton Casey (Seal)
SUZANNA DAVIS MALONY, by her attorney-in-fact Stephanie Davis Helton (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Davis Helton, and Emily Davis Cook whose name is SHELBY signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, A. D., 1998.

08/05/1998-29932
12:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
16.50
DOUG HEL

1998-29932

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

I, the undersigned, a Notary Public in and for said State, hereby certify that Stephanie Davis Helton, whose name as Attorney in Fact for Stephen Davis Clayton, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, 1998.



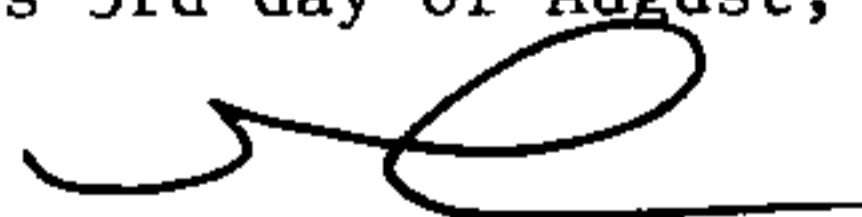
Notary Public
My Commission Expires: 2.25.2001

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

I, the undersigned, a Notary Public in and for said State, hereby certify that Stephanie Davis Helton, whose name as Attorney in Fact for Suzanna Davis Malony, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of August, 1998.



Notary Public
My Commission Expires: 2.25.2001

EXHIBIT "A"

The West 1/2 of the Northeast 1/4 of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Section 16, and run Westerly along the North line of Section 16 a distance of 1314.47 feet to the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 16 and the point of beginning of the tract of land herein described; thence continue running Westerly along the North line of said Section 16 a distance of 1314.47 feet to the Northwest corner of said West 1/2 of the Northeast 1/4 of Section 16; thence turn 90 degrees 52 minutes 41 seconds left and run Southerly along the West line of said 1/2-1/4 section 2634.00 feet to the Southwest corner of said 1/2-1/4 section; thence turn 89 degrees 51 minutes 11 seconds left and run Easterly along the South line of said 1/2-1/4 section 1312.99 feet to the Southeast corner of said 1/2-1/4 section; thence turn 90 degrees 07 minutes 05 seconds left and run Northerly 2617.23 feet to the point of beginning.

LESS AND EXCEPT: A part of said West 1/2 of the Northeast 1/4 of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama, recorded in Book 039, Page 275, in the Probate Office of Shelby County, Alabama, described as follows: Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 16; thence run Southerly along the East line of said 1/4-1/4 section 280.56 feet; thence turn 155 degrees 42 minutes 16 seconds right and run Northwesternly 212.30 feet to a point on the Southeast right of way line of Shelby County Highway No. 11; thence turn 68 degrees 16 minutes 46 seconds (deed 69 degrees 23 minutes 24 seconds) right and run Northeastly along said Highway right of way 126.83 feet (deed 123.32 feet) to the East line of the Northwest 1/4 of the Northeast 1/4 of said Section; thence turn 136 degrees 00 minutes 58 seconds (deed 89 degrees 27 minutes 31 seconds) right and run Southerly along said 1/4-1/4 Section for 5.82 feet (deed 7.0 feet) to the point of beginning.

Inst # 1998-29932

**08/05/1998-29932
12:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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