

WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Please send tax notices to:

Charles Robert Wilson
 385 Hwy 260
 Maylene, AL 35114

10/20/1998-41016
 02:49 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 CRH 16.00

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of twenty thousand dollars, of which sixteen thousand is the proceeds of a mortgage executed simultaneously herewith, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, James E Goggins and wife Sally Anne Goggins, of 2585 Hwy 17, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Charles Robert Wilson and Lucy Vascoe of 385 Highway 260, Maylene, AL 35114 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I

Commence at the SE corner of §14, Twp 21S, R1W; thence run W along the S line of §14 for 340.55 feet to the point of beginning; Thence continue 316.34 feet; thence turn right 86°52'58" and run N 263.93 feet; thence turn right 93°18'59" and run E 315.78 feet; thence turn right 86°32'54" and run S 262.87 feet to the point of beginning.

PARCEL II

A 15 foot non-exclusive access easement, being more particularly described as follows: Commence at the SE corner of §14, Twp 21S, R1W; thence run W along the S line of §14, 341 feet; thence turn right 86°30' and run N 261.49 feet; thence turn left 86°33' and run W 308.5 feet to the point of beginning of the centerline of a 15 foot easement for ingress, egress and utilities: From the point of beginning thus obtained turn right 88°50'16" and run N 125.7 feet; thence turn right 09°15'10" and run NE 74.71 feet to the end of said easement.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

10101-8881 1998-41016

James E Goggins and wife Sally Anne Goggins, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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, James E Goggins and wife Sally Anne Goggins, have set our hands and seals, this 20 October 1998.

Witness:

Steven Sears

James E. Goggins (Seal)
James E Goggins

Steven Sears

Sally Anne Goggins (Seal)
Sally Anne Goggins

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that James E Goggins and wife Sally Anne Goggins, whose names are signed to the foregoing conveyance, and who are (made) 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 20 October 1998.

Steven Sears
Notary public

Inst # 1998-41016

10/20/1998-41016
02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 16.00