

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

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Thousand Dollars (\$100,000.00), 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 STEPHEN E. LAMBERT (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference herein.

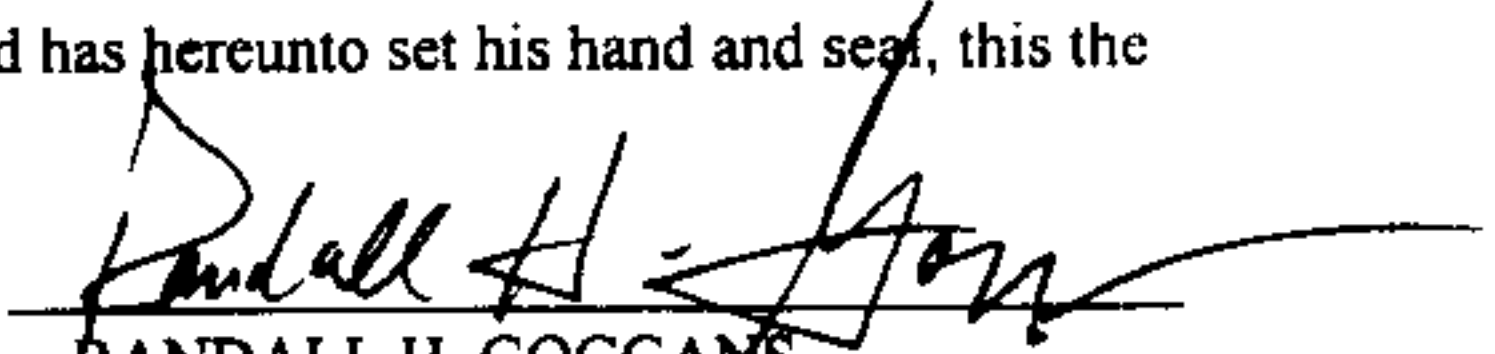
SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Current use assessment of the Property conveyed, (3) Easements, Restrictions and Rights of Way of Record, (4) Transmission Line Permits and Rights of Alabama Power Company as evidenced by lines located on the Property, (5) Mineral and Mining Rights not owned by the Grantor.

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

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.

4 IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the day of Nov, 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 names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of Nov, 1998.



Notary Public
My Commission Expires: 3-1-2002
Inst # 1998-44621

11/10/1998-44621

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12:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

EXHIBIT 'A'

That part of the SW 1/4 of the NE 1/4 of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama; lying Southeast of Highway No. 11.

LESS AND EXCEPT: A part of said West 1/2 of the NE 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 NE corner of the SW 1/4 of the NE 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 deg. 42 min. 16 sec. right and run Northwesterly 212.30 feet to a point on the Southeast right of way line of Shelby County Highway No. 11; thence turn 68 deg. 16 min. 46 sec. (deed 69 deg. 23 min. 24 sec.) right and run Northeasterly along said Highway right of way 126.83 feet (deed 123.32 feet) to the East line of said NW 1/4 of the NE 1/4 of said Section; thence turn 136 deg. 00 min. 58 sec. (deed 89 deg. 27 min. 31 sec.) right and run Southerly along said 1/4 1/4 Section for 5.82 feet (deed 7.0 feet) to the point of beginning; being situated in Shelby County, Alabama.

ALSO, LESS AND EXCEPT: Any part of said land lying in the public road right of way, Seaboard Coast Railroad right of way and Alabama Power Company right of way.

All being situated in Shelby County, Alabama.

Inst. # 1998-44621

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