

This Instrument Prepared By:  
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Birmingham, Alabama 35216

Send Tax Notice To:  
Mark S. Boardman  
P. O. Box 59465  
Birmingham, AL 35259

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$420,000.00), 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 MARK S. BOARDMAN AND CATHRYN D. BOARDMAN (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:

See Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 1999 and thereafter; (2) Mineral and mining rights not owned by the Grantor; (3) Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Inst. #1997-26303 and Inst. #1998-4902 in Probate Office; (4) Location of transmission power line as shown on the survey of K. B. Weygand & Associates dated 09/13/96.

Grantor represents and warrants that there are no assessments due against the Subject Property.

The property conveyed herein is not the homestead of any of the Grantor or his spouses.

**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.

31 IN WITNESS WHEREOF, the undersigned, has hereunto set his hand and seal, this the day of DECEMBER, 1998.

  
RANDALL H. GOGGANS

Inst # 1999-00328

STATE OF IN )

COUNTY OF JEFF )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MONM H. BOGGS, 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 31 day of DEC, 1999.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3.1.2002

# EXHIBIT 'A'

A parcel of land situated in the NE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3 inch open top iron locally accepted to be the Northeast corner of said Section 28, thence run in a westerly direction along the North line of said Section 28 for a distance of 1341.61 feet to a 1 inch opened top iron found; thence turn an angle to the left of 72 deg. 50 min. 49 sec. and run in a southwesterly direction along the Northwest line of Alabama Power Company right of way for a distance of 1686.86 feet to a 2 inch opened top iron found on the Northeast right of way line of U. S. Highway No. 280; thence turn an angle to the left of 70 deg. 06 min. 29 sec. and run in a southeasterly direction along said Northeast right of way line for a distance of 1024.25 feet to a concrete monument found; thence turn an angle to the left of 18 deg. 01 min. 18 sec. and run in a southeasterly direction along said Northeast right of way line for a distance of 262.00 feet to a concrete monument found; thence turn an angle of 17 deg. 33 min. 32 sec. and run in a southeasterly direction along the said Northeast right of way line for a distance of 199.62 feet to a concrete monument found; thence turn an angle to the right of 26 deg. 18 min. 12 sec. and run in a southeasterly direction along said Northeast right of way line for a distance of 255.68 feet to a 1/4 inch rebar found; thence turn an angle to the left of 66 deg. 00 min. 30 sec. and run in an easterly direction for a distance of 669.23 feet to a 1/2 inch rebar found locally accepted to be the Southeast corner of the North 1/2 of said Section 28; thence turn an angle to the left of 90 deg. 36 min. 31 sec. and run in a northerly direction along the East line of said Section 28 for a distance of 2629.94 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property:

A parcel of land situated in the NE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows:

Begin at a 3 inch open top iron locally accepted to be the Northeast corner of said Section 28; thence South 86 deg. 23 min. 56 sec. West along the north line of said Section 28 a distance of 1341.43 feet to a 1 inch opened top iron found, said point of being the NW corner of the NE 1/4 of the NE 1/4 of said Section 28; thence South 13 deg. 33 min. 55 sec. West a distance of 1686.84 feet to a 2 inch opened top iron found on the Northeast right of said line of U. S. Highway No. 280, thence South 56 deg. 32 min. 34 sec. East along said Northeast right of way line a distance of 500.0 feet to an iron pin set; thence leaving said right of said line, North 34 deg. 34 min. 24 sec. East a distance of 2338.24 feet to an iron pin set, said point lying on the east line of said Section 28; thence North 7 deg. 19 min. 58 sec. West along said Section line a distance of 75.0 feet to the point of beginning.

Said property being situated in Shelby County, Alabama.

Inst # 1999-00328

01/05/1999-00328  
09:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 CRH 433.50