

THIS INSTRUMENT PREPARED BY:  
JAMES R. MONCUS, JR.  
ATTORNEY AT LAW  
1313 ALFORD AVENUE  
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Grady Andrews

805 Hillshire Drive  
Normal, AL 35244

**WARRANTY DEED**

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ninety-Two Thousand Five Hundred and no/100 Dollars (\$92,500.00)** 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 all his right, title and interest unto

**GRADY ANDREWS**

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

See attached Exhibit "A" for legal description attached hereto and made a part hereof as if fully set out herein.

**SUBJECT TO:** (1) Taxes due in the year 1999 and thereafter; (2) Easements, restrictions, covenants and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Declaration of Protective Covenants for Oak Mountain Business Park as recorded in Instrument No. 1999-51856, in the Office of the Judge of Probate of Shelby County, Alabama.

The property conveyed herein is not the homestead of the Grantor nor his spouse.

\$92,500.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 times 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 Oak Mountain Business Park Right of Way Dedication as recorded in Map Book 24, Page 14B, Office of the Judge of Probate of Shelby County, Alabama. The property conveyed herein is Lot 14 as shown on the map. The record map including lot 14 Oak Mountain Business Park, is to be recorded at a later date.

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01/06/1999-00686  
02:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, the same unto the Grantee, its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of December, 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, a married man**, whose names are/is signed to the foregoing conveyance and who are/is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31st day of December, 1998.

  
NOTARY PUBLIC

My Commission Expires: 2/23/2000

EXHIBIT "A"

A parcel of land located in the SW 1/4-SE 1/4 of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the SW corner of the SW 1/4 - SE 1/4 of Section 19, Township 20 South, Range 2 West; thence N 0 deg. 00 min. 43 sec. E along the west line of said 1/4-1/4 section a distance of 347.68 feet; thence N 61 deg. 51 min. 24 sec. E a distance of 137.29 feet to a point on the easterly R. O. W. line of Applegate Parkway ( 60 foot R. O. W. ) and the POINT OF BEGINNING; thence continue along last described course a distance of 213.28 feet; thence S 28 deg. 08 min. 36 sec. E a distance of 150.57 feet; thence S 35 deg. 03 min. 19 sec. E a distance of 53.27 feet; thence S 61 deg. 51 min. 24 sec. W a distance of 219.69 feet to a point lying on the easterly R. O. W. line of said Applegate Parkway; thence N 28 deg. 08 min. 36 sec. W along said R. O. W. line a distance of 203.45 feet to the POINT OF BEGINNING.

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