

THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

GRANTEE'S ADDRESS  
Brantley Homes, Inc  
PO BOX 159  
Pelham, Alabama 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY ) GENERAL WARRANTY DEED

184,000

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of (\$10) TEN DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Randall H. Goggans, a married man, as to Parcel II & III and Applegate Realty as to Parcel I** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brantley Homes, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

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

**THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF RANDALL H. GOGGANS AS DEFINED BY THE CODE OF THE STATE OF ALABAMA.**

ALL OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 8th day of January, 1999.

  
Randall H. Goggans

Applegate Realty

  
BY: Randall H. Goggans, President

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Randall H. Goggans, a married man whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of January, 1999.

  
NOTARY PUBLIC

My Commission Expires: 3/5/99

State of Alabama)  
County of Shelby)

Inst # 1999-01894

01/14/1999-01894

01:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

002 CRH 12.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, whose name as President of the Applegate Realty, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

GIVEN UNDER MY HAND THIS THE 8<sup>th</sup> DAY OF JANUARY, 1999.

My Commission Expires:

3/99

  
Notary Public

NOTARY H. AND  
MY COMMISSION EX.  
3/99

Exhibit "A"

**PARCEL I:**

**Lot 3, Except the East 200 feet, 13 and 14, according to the Survey of Oak Crest, Sector One, as recorded in Map Book 20, Page 128, in the Probate Office of SHELBY County, Alabama.**

**PARCEL II:**

**Lot 20, according to the Survey of Oak Crest, Sector Two, as recorded in Map Book 20, Page 129 A & B, in the Probate Office of SHELBY County, Alabama.**

**PARCEL III:**

**A parcel of land located in the SW 1/4 - NW 1/4 of Section 16 Township 20 South, Range 2 West, City of Pelham, Shelby County, Alabama, being more particularly described as follows:**

**Begin at the SW corner of Lot 8, Oak Crest Subdivision, Section 1, as recorded in Map Book 20, Page 128, in the Office of the Judge of Probate, Shelby County, Alabama; thence South 75 degrees, 35 minutes, 55 seconds East a distance of 103.95 feet, thence South 85 degrees, 45 minutes, 2 Seconds East a distance of 841.08 feet; thence South 19 degrees, 35 minutes, 57 seconds East a distance of 111.98 feet; thence South 0 degrees, 48 minutes, 17 Seconds East a distance of 194.27 feet; thence North 89 degrees, 6 minutes, 24 seconds West a distance of 934.6 feet; thence North 0 degrees, 53 minutes, 36 seconds East a distance of 369.60 feet to the point of beginning.**

INST # 1999-01894

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