

THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Kevin C. Phillips and Tien M. Le  
Post Office Box 1330  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Inst. # 1999-03214

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of One Hundred Thirty-Five Thousand and No/100 Dollars (\$135,000.00), and other good and valuable consideration, paid to the undersigned grantor, Randall H. Goggans, a married man ("Grantor"), by Kevin C. Phillips and Tien M. Le ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 20, according to the Survey of Oak Mountain Business Park, Lots 18, 19 & 20, as recorded in Map Book 24, at Page 149, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Restrictions, covenants and conditions set out in Instrument #1998-51856 in the Probate Office of Shelby County, Alabama; (3) Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Deed Book 230, at Page 117, in the Probate Office of Shelby County, Alabama; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 33, at Page 300, and Deed Book 244, at Page 587, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor herein.

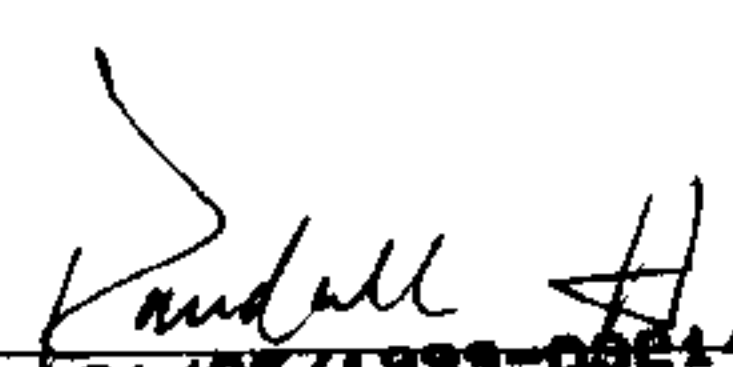

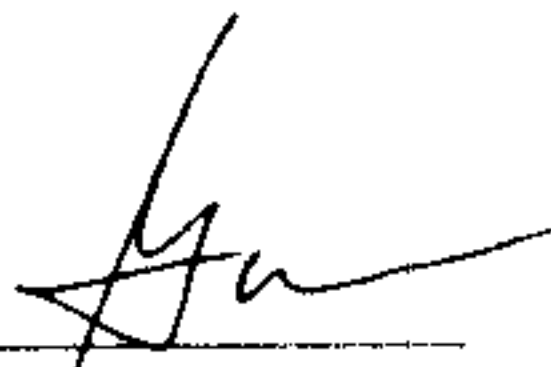
\$130,000.00 of the Purchase Price recited above was paid from mortgage loans closed simultaneously herewith.

**TO HAVE AND TO HOLD** to the Grantees, their heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs and assigns, that he is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the 19th day of January, 1999.

WITNESS:

  
  
1999-03214  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 16.00

STATE OF ALABAMA                   )  
COUNTY OF SHELBY                )

I, the undersigned, a Notary Public in and for said County, in said 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5<sup>th</sup> day of January, 1999

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 22 May 99

Inst # 1999-03214

01/23/1999-03214  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DIE SH 16.00