

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

Send Tax Notice To:
Applegate Realty
100 Applegate Circle
Birmingham AL 35124

WARRANTY DEED
TITLE NOT EXAMINED BY PREPARER

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations 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 APPLEGATE REALTY, INC. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6, 20, 21, 22, 23 and 24 according to the Survey of Twin Oaks, as recorded in Map Book 22, Page 108 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1999 and thereafter; (2) easements, restrictions, set-back lines and rights-of-record; and (3) mineral and mining rights not owned by the Grantor.

Grantee expressly assumes and agrees to pay the mortgage and note secured thereby which mortgage encumbers the property conveyed herein and is in favor of Regions Bank.

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.

7th IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this 7th day of April, 1999.

Randall H. Goggans
Randall H. Goggans

Inst # 1999-14873

04/08/1999-14873
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, 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 7th day of April, 1999.

Rebecca B. Sumner
Notary Public

My Commission Expires: 4-2000