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

Send Tax Notice To:

Inst # 1999-18175

WARRANTY DEED

04/30/1999-18175
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SMA 121.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Nineteen Thousand One Hundred Seventy NO/100 Dollars ($219,070.00) 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, The Estate of Dewey H. Garrett, deceased, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JOHN C. HEARN (AN UNDIVIDED 50% INTEREST) AND RANDALL H. GOGGANS (AN UNDIVIDED 50%) INTEREST expressly to be held pursuant to the terms of that certain Tenancy in Common Operating Agreement between John C. Hearn and Randall H. Goggans bearing even date herewith (herein referred to as Grantee, whether one or more), 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) Easements, restrictions and rights of way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Grantor represents and warrants to Grantees that there are no assessments due any governmental authority and further, Grantor has been authorized to make this conveyance without filing a Record Map with the Probate Office of Shelby County, Alabama as approved by the City of Alabaster Alabama. (5) This conveyance is made pursuant to Order dated January 28, 1999, in the Probate Court of Shelby County, Alabama in the matter of the Estate of Dewey H. Garrett, deceased under Case No. 35-227.

One Hundred Eleven Thousand Six Hundred Fourteen and 25/100 Dollars ($111,614.25) of the consideration recited herein was derived from a Mortgage Loan from Randall H. Goggans encumbering his undivided one-half interest in the Property conveyed herein.

TO HAVE AND TO HOLD to the said Grantee, their 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.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 14th day of April, 1999.

THE ESTATE OF DEWEY H. GARRETT
(DECEASED)

Dewey H Garrett Jr

DEWEY H. GARRETT, JR.
PERSONAL REPRESENTATIVE

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STATE OF ALABAMA)
Alabama COUNTY)

ACKNOWLEDGMENT FOR FIDUCIARY

I, the undersigned, a Notary Public in and for said State, hereby certify that DEWEY H. GARRETT, JR., whose name as Personal Representative for The Estate of Dewey H. Garrett (deceased), is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 1999.

W. Clark Gist

Notary Public
My Commission Exp. 9-10-2001

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EXHIBIT "A"
LEGAL DESCRIPTION

STATE OF ALABAMA
SHELBY COUNTY

Tract 1

A part of the SE 1/4 - NE 1/4, Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at a found 1.5" Pipe, being the Southeast Corner of said SE 1/4 - NE 1/4, thence North 02 degrees, 30 minutes, 00 seconds West, along the East Boundary of said SE 1/4 - NE 1/4, 165.33 feet; thence South 87 degrees, 48 minutes, 21 seconds West, 26.61 feet, to a set 1/2" Rebar on the West R.O.W. of County Road #339; thence North 02 degrees, 23 minutes, 51 seconds West, along said West R.O.W., 200.03 feet; thence North 02 degrees, 32 minutes, 23 seconds West, along said West R.O.W., 156.95 feet, to a set 1/2" Rebar, and the Point of Beginning. Thence continue North 02 degrees, 32 minutes, 23 seconds West, along said West R.O.W., 88.03 feet; thence North 01 degrees, 07 minutes, 10 seconds West, along said West R.O.W., 122.77 feet; thence North 02 degrees, 06 minutes, 29 seconds West, along said West R.O.W., 223.72 feet; thence North 02 degrees, 56 minutes, 43 seconds West, along said West R.O.W., 183.90 feet, to a Fence Corner on the South R.O.W. of County Road #26; thence Southwesterly, along said South R.O.W. along the arc of a curve to the right, 90.96 feet, Radius 5769.89 feet, Chord South 85 degrees, 15 minutes, 30 seconds West, 90.96 feet, to a found 6" Concrete R.O.W. Monument; thence South 85 degrees, 42 minutes, 36 seconds West, along said South R.O.W., 847.38 feet, to a set 1/2" Rebar, at a Fence Line; thence South 03 degrees, 09 minutes, 44 seconds West, along said Fence Line, 347.00 feet, to a Fence Corner; thence North 56 degrees, 01 minutes, 06 seconds East, along a Fence Line, 181.42 feet, to a Fence Corner; thence South 31 degrees, 40 minutes, 55 seconds East, along a Fence Line, 110.45 feet; thence South 28 degrees, 39 minutes, 02 seconds East, along a Fence Line, 66.98 feet, to a Fence Corner; thence South 56 degrees, 32 minutes, 01 seconds West, along a Fence Line, 122.02 feet; thence South 55 degrees, 36 minutes, 00 seconds West, along a Fence Line, 110.12 feet, to a set 1/2" Rebar on the Easterly R.O.W. of U.S. Highway #31; thence South 38 degrees, 18 minutes, 34 seconds East, along said Easterly R.O.W., 393.61 feet, to a set 1/2" Rebar; thence North 56 degrees, 40 minutes, 47 seconds East, 505.08 feet, to a set 1/2" Rebar; thence North 87 degrees, 27 minutes, 37 seconds East, 265.07 feet, to the Point of Beginning. Contains 14.14 Acres more or less.