

Instrument Prepared Without Benefit of Title Search

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) **Timothy R. Ross**

(Address) **321 Springbrook Lane
Montevallo, AL 35115**

***** MINIMUM VALUE: \$1,000.00*****

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CLIFFORD W. LAWLEY, a married man; BOBBY N. LAWLEY, a married man; BETTY L. HARPER, an unmarried woman; JUANITA PICKETT, a married woman; MARY ROSS, an unmarried woman; WILNER THOMPSON, an unmarried woman; C. W. LAWLEY, a married man; REGINALD L. LAWLEY, a married man; and JAMES T. LAWLEY, JR., a married man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

TIMOTHY R. ROSS

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

That part of the SW ¼ of NE ¼ Section 2, Township 22, Range 4 West as follows: Beginning at the Northwest corner of the Carl Pickett and Juanita Pickett property on the south right of way of the Montevallo and Boothon public road and run in a westerly direction along the south right of way of said road a distance of 162 feet, thence in a southerly direction a distance of 165 feet, thence in an easterly direction a distance of 130 feet, thence in a northerly direction a distance of 180 feet to the point of beginning. Mineral rights reserved by the Southern Mineral Land Company.

***THE PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE ABOVE DESIGNATED GRANTORS, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.**

THIS DEED REPRESENTS A TRANSFER OF TITLE IN REFERENCE TO ANY AND ALL RIGHT, TITLE AND INTEREST HELD AND MAINTAINED BY CLYDE GOGGINS AND WIFE, DEMERLE GOGGINS, ALSO KNOWN AS DEMURLE GOGGINS AND DEMERLE LAWLEY GOGGINS, BOTH OF WHOM ARE DECEASED, IN RELATION TO THEIR RIGHT, TITLE AND INTEREST MAINTAINED WITHIN SAID REAL ESTATE, DURING THEIR RESPECTIVE LIVES.

05/07/1999-19121
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
012 MHS 44.00

Inst # 1999-19121

REFERENCE IS HEREBY MADE TO THE LAST WILL AND TESTAMENT OF DEMERLE LAWLEY GOGGINS, SAME OF WHICH IS ATTACHED HERETO AS EXHIBIT "A", AND THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A-1"; WITH BOTH EXHIBITS BEING INCORPORATED, AS THOUGH FULLY SET OUT HEREIN.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 4th day of May, 1999.


CLIFFORD W. LAWLEY

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CLIFFORD W. LAWLEY** 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 official seal this 4 day of May, 1999.


Sandy D. Echtmann
Notary Public
My Commission Expires: 2/2003


BOBBY N. LAWLEY

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **BOBBY N. LAWLEY** 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 official seal this 4 day of May, 1999.


Sandy D. Echtmann
Notary Public
My Commission Expires: 2/2003


BETTY L. HARPER

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **BETTY L. HARPER** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of May
1999.

Sandy J. Lockman
Notary Public
My Commission Expires: 2/2003

Juanita Pickett
JUANITA PICKETT

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JUANITA PICKETT** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3^d day of May
1999.

Michelle K. Damp
Notary Public
My Commission Expires: 5/17/99

Mary Ross
MARY ROSS

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MARY ROSS** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23^d day of April
1999.

PA [Signature]
Notary Public
My Commission Expires: 9/13/2001

Wilner Thompson
WILNER THOMPSON

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **WILNER THOMPSON** 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May
1999.

Richard L. Damp
Notary Public
My Commission Expires: 5/17/99

C. W. Lawley
C. W. LAWLEY

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **C. W. LAWLEY** 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 official seal this 3rd day of May
1999.

Richard L. Damp
Notary Public
My Commission Expires: 5/17/99

Reginald L. Lawley
REGINALD L. LAWLEY

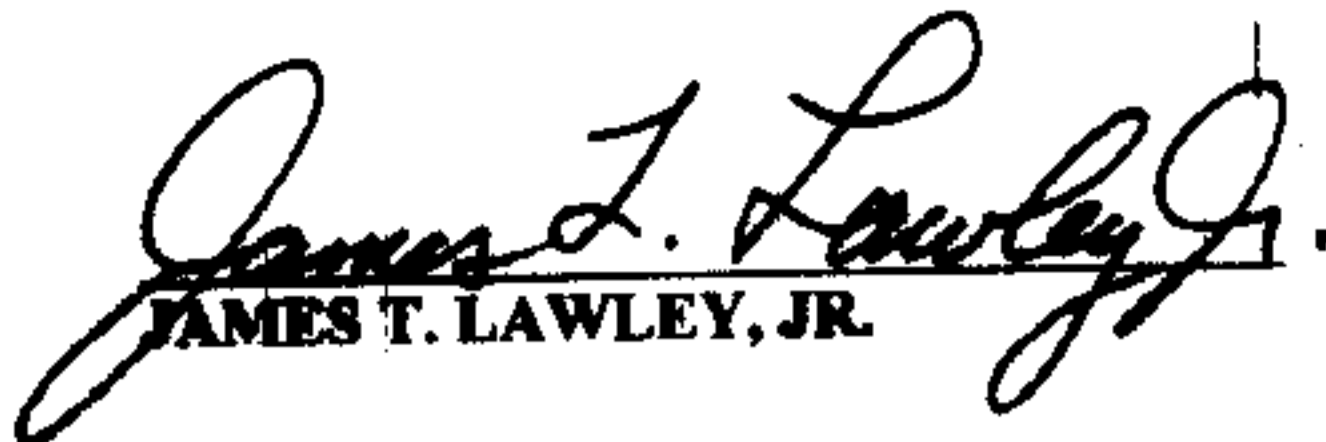
STATE OF ALABAMA
CALHOUN COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **REGINALD L. LAWLEY** 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 official seal this 26th day of April
1999.

James B. Spruance
Notary Public
My Commission Expires: Nov. 27, 1999.
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: NOV. 27, 1999.
THREE NOTARY PUBLIC UNDERWRITERS


JAMES T. LAWLEY, JR.

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES T. LAWLEY, JR. 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 official seal this 4th day of May
1999.


Notary Public
My Commission Expires: 2/2003

EXHIBIT 'A'

Last Will and Testament

OF

DEMERLE LAWLEY GOGGINS

KNOW ALL MEN BY THESE PRESENTS: That I, Demerle Lawley Goggins, of Shelby County, Alabama, being of sound mind and disposing memory, and not acting under duress, menace, fraud or undue influence of any person or persons, do make and publish this and declare this to be my Last Will and Testament, hereby revoking any and all former Wills and Codicils by me heretofore made.

FIRST: I direct that my executrix hereinafter named, as soon as she should have funds on hand belonging to my estate, shall pay my funeral expenses, the expenses of my last illness, and other just debts out of my estate.

SECOND: I give, devise and bequeath the below described real estate to Mildred Kish for her lifetime, and upon her death, I give, devise and bequeath the remainder in fee to Timothy R. Ross, said real estate being located in the County of Shelby, and more particularly described as follows:

That part of the SW 1/4 of NE 1/4 Section 2, Township 22, Range 4 West as follows. Beginning at the Northwest corner of the Carl Pickett and Juanita Pickett property on the south right of way of the Montevallo and Boothon public road and run in a westerly direction along the south right of way of said road a distance of 162 feet, thence in a southerly direction a distance of 165 feet, thence in an easterly direction a distance of 130 feet, thence in a northerly direction a distance of 180 feet to the point of beginning. Mineral rights reserved by the Southern Mineral Land Company.

THIRD: I give, devise and bequeath the following described real estate to my brother, Clifford W. Lawley, for his lifetime, and the remainder interest upon the death of Clifford W. Lawley, I give, devise and bequeath to all of my brothers and sisters, share and share alike, per stirpes, said real estate being more particularly described as follows and located in the County of Elmore:

Begin at the center of Section 9, Township 20 North Range 17 East, run thence in a westerly direction along the East and West half Section line of said Section 9 for a distance of 630 feet to a corner, run thence North 5 degrees East 258 feet, run thence North 30 degrees East 240 feet, run thence North 35 degrees East 230 feet, more or less, to a corner, run thence South 85 degrees East 300 feet to the center of a spring branch, run thence in an easterly direction following the meanderings of said spring branch for a distance of 1200 feet, more or less, to a point where said spring branch intersects the 290 foot contour line on the West side of Lake Jordan Reservoir, run thence in an easterly and southeasterly direction following the meanderings of said 290 foot contour line of Lake Jordan Reservoir a distance of 315 feet to the point of beginning of the parcel of land herein to be conveyed, run thence in an easterly and southeasterly direction along said 290 foot contour line 100 feet, run thence South 50 degrees West 83 feet to the north side of a public road, run thence in a northwesterly direction along the north side of said road 100 feet, run thence North 50 degrees East 72 feet to the point of beginning, and being and intended to be Lots Four and Five of what is known as the Floyd E. Wiggins property on Lake Jordan, Elmore County, Alabama.

FOURTH: I give, devise and bequeath all automobiles which I may own at the time of my death, not including any pickup trucks or trucks, to Mary E. Ross, which bequest is subject to any indebtedness owed on the aforesaid automobiles.

FIFTH: I give, devise and bequeath to Mildred Kish the sum of Twenty-Five-Thousand Dollars.

And
Demerle Lawley Goggins JWC

SIXTH: I give, devise and bequeath all the rest and residue of my property of whatsoever nature and kind to be divided equally among my brothers and sisters who are living at the time of my death, share and share alike. If I am not survived by any living brothers or sisters, then I give, devise and bequeath the aforesated remainder and residue of my estate to be divided equally among all of my deceased brothers and sisters, share and share alike, per stirpes.

SEVENTH: I hereby nominate Mildred Kish as sole executrix of my estate. If the said Mildred Kish shall predecease me or if we shall die in a common disaster, I hereby nominate and appoint Juanita Pickett as successor executrix of my estate. Said executrix or successor executrix shall not be required to give any bond to act as such or to file any inventory of my estate with any court nor to apply to or obtain any order of any court in any way or manner except to have this, my Last Will and Testament duly, legally and properly probated, and that thereafter there shall be no proceedings whatever in any court relative to the handling of my estate or the settling of same in any way or manner. I vest the executrix or successor executrix with full power and authority to sell, transfer and convey any property, real or personal, which I may own at the time of my death, at such place, price, terms and conditions, including credit, as they may determine and to do every other act and thing necessary or appropriate for the complete administration of my estate. I hereby grant to my executrix and also to the successor executrix, the continuing absolute discretionary power to deal with any property, real or personal, held in my estate or in any trust as freely as I might in the handling of my own affairs. Such power may be exercised independently and without the prior or subsequent approval of any court or judicial authority, and no person dealing with the executrix or successor executrix shall be required to inquire into the propriety of their actions.

I, Demerle Lawley Goggins, the testatrix, sign my name to this instrument this 1st day of May, 1987, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and Testament and that I sign it willingly, that I execute it as my free and voluntary act for the purposes herein expressed and that I am twenty-one (21) years of age or older, of sound mind and under no constraint or undue influence.

Demerle Lawley Goggins
DEMERLE LAWLEY GOGGINS

We, Mary Jane Nichols and Nancy K. Dillon, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the testatrix signs and executes this instrument as her Last Will and Testament and that she signs it willingly, and that each of us, in the presence and hearing of the testatrix, hereby signs this Will as witness to the testatrix's signing, and that to the best of our knowledge and belief, the testatrix is twenty-one (21) years of age or older, of sound mind, and under no constraint or undue influence.

Mary Jane Nichols
Witness

Rt 2 Box 196-E Columbiana
Address

Nancy K. Dillon
Witness

Route 2 Box 258 Calua AL 35040
Address

STATE OF ALABAMA)
COUNTY OF SHELBY)

Subscribed, sworn to and acknowledged before me by Demerle Lawley Goggins, the testatrix, and subscribed and sworn to before me by Mary Jane Nichols and Nancy K. Dillon, witnesses, this 1st day of May, 1987.

[Signature]
NOTARY PUBLIC

My commission expires: 5-26-87

EXHIBIT "A-1"

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

HEIRSHIP AFFIDAVIT

**COME NOW Clifford W. Lawley, Bobby N. Lawley, Betty L. Harper,
Juanita Pickett, Mary Ross, Wilner Thompson, C. W. Lawley, Reginald L. Lawley,
James T. Lawley, Jr., as Affiants herein, and after first having been duly sworn, said
Affiants do hereby depose and say as follows:**

- 1. That each of the above designated Affiants have knowledge of the facts stated herein, each Affiant is over the age of twenty-one (21) years, and of sound mind.**
- 2. Clyde Goggins and Demerle Goggins, also known as Demurle Goggins, also known as Dorothy Demerle Goggins, were married, and during the term of such marriage, produced no children, as the result of such marital union, however, Demerle Goggins left nine (9) heirs, eight of whom are siblings, whose names are Clifford W. Lawley, Bobby N. Lawley, Betty L. Harper, Juanita Pickett, Mary Ross, Wilner Thompson, C. W. Lawley, Reginald L. Lawley, and James T. Lawley, Sr. Said James T. Lawley, Sr. died while residing in Shelby County, Alabama, on or about October 12, 1996, thus leaving as his sole heir, James T. Lawley, Jr.; there having been no surviving spouse of James T. Lawley, Sr. and no other children, either natural or adopted, of said James T. Lawley, Sr.**
- 3. On or about March 12, 1999, Demerle Goggins deceased, while residing in Shelby County, Alabama, and her husband, Clyde Goggins, had predeceased said Demerle Goggins who is hereinafter designated as "Decedent". Upon Decedent's death, she was testate, and a joint owner of certain property with her predeceased husband, Clyde Goggins, pursuant to Deed dated and executed on or about February 3, 1955, same of which was recorded at Real Book 179, Page 189, in the Probate Office of Shelby County, Alabama. The description of said real estate is hereinafter designated, as follows:**

That part of the SW ¼ of NE ¼ Section 2, Township 22, Range 4 West, as follows: Beginning at the Northwest corner of the Carl Pickett and Juanita Pickett property on the south right of way of the Montevallo and Boothon public road and run in a westerly direction along the south right of way of said road a distance of 162 feet, thence in a southerly direction a distance of 165 feet, thence in an easterly direction a distance of 130 feet, thence in a northerly direction a distance of 180 feet to the point of beginning. Mineral rights reserved by the Southern Mineral Land Company.

4. Mildred Kish, a life estate holder under the terms of Decedent's Will, deceased on or about August 26, 1994, she having been predeceased by her husband, John W. Kish, whose date of death was January 20, 1951.
5. The Affiants further state that the said Decedent, Demerle Goggins, left surviving the following persons, as heirs or otherwise interested in the estate:

Clifford W. Lawley, surviving brother
5621 Hwy. 10
Montevallo, Alabama 35115

Bobby N. Lawley, surviving brother
5670 Hwy. 10
Montevallo, Alabama 35115

Betty L. Harper, surviving sister
5671 Hwy. 10
Montevallo, Alabama 35115

Juanita Pickett, surviving sister
4130 Hwy. 10
Montevallo, Alabama 35115

Mary Ross, surviving sister
5657 Hwy. 10
Montevallo, Alabama 35115

Wilner Thompson, surviving sister
5611 Hwy. 10
Montevallo, Alabama 35115

C. W. Lawley, surviving brother
5625 Hwy. 10
Montevallo, Alabama 35115

Reginald L. Lawley, surviving brother
1320 Conger Road
Anniston, Alabama 36207

James T. Lawley, Jr., surviving nephew
5393 Hwy. 10
Montevallo, Alabama 35115

The above designated heirs are the natural heirs of said Demerle Goggins, and James T. Lawley, Jr., (a nephew), is the surviving son of James T. Lawley, Sr., whose date of decease was October 12, 1996. Furthermore, the Affiants state that

neither Clyde Goggins, nor Demerle Goggins left any children, natural or adopted, or any other descendants, in regard to the estate of either of the heretofore named Clyde Goggins and Demerle Goggins.

6. All of the above designated Affiants are over the age of nineteen (19) years, and of sound mind.
7. All debts and charges against the estate of the decedent, Demerle Goggins have heretofore been paid fully and satisfied.
8. Said Demerle Goggins, also known as Demerle Lawley Goggins, left a Will, which was duly executed and witnessed on or about May 1, 1987, and a copy of same is hereto attached as Exhibit "A" and fully incorporated herewith.
9. Neither of the Affiants is aware of any other person or entity who has or claims any right, title or interest in and to the above-described real estate.
10. The Last Will and Testament of the decedent, Demerle Goggins, also known as Demerle Lawley Goggins, has not been probated, and no such probate is anticipated by the Affiants herein.

DATED THIS 4th DAY OF MAY,
1999.

Clifford W. Lawley
CLIFFORD W. LAWLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 4 day of May, 1999, by
Clifford W. Lawley.

Sandy J. Fichtelmann
Notary Public
My commission expires: 2/2003

Bobby N. Lawley
BOBBY N. LAWLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 4 day of May, 1999, by
Bobby N. Lawley.

Sandy J. Fichtelmann
Notary Public
My commission expires: 2/2003

Betty L. Harper
BETTY L. HARPER

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 4 day of May, 1999,
by **Betty L. Harper.**

Dandy J. Fichtmann

Notary Public

My commission expires: 2/2003

Juanita Pickett

JUANITA PICKETT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 3rd day of May, 1999,
by **Juanita Pickett.**

Michelle K. Stamps

Notary Public

My commission expires: 5/17/99

Mary Ross

MARY ROSS

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 3rd day of May, 1999,
by **Mary Ross.**

Michelle K. Stamps

Notary Public

My commission expires: 5/17/99

Wilner Thompson

WILNER THOMPSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 3rd day of May, 1999,
by **Wilner Thompson.**

Michelle K. Stamps

Notary Public

My commission expires: 5/17/99

C. W. Lawley

C. W. LAWLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 3rd day of May, 1999,
by **C. W. Lawley.**

Michelle K. Stamps

Notary Public

My commission expires: 5/17/99

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 2nd day of April, 1999,
by C. W. Lawley.

James T. Lawley, Jr.
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES Nov. 27, 1999
BUNDLED FROM NOTARY PUBLIC UNDERWRITERS

Reginald L. Lawley
REGINALD L. LAWLEY

STATE OF ALABAMA)
COUNTY OF Calhoun)

Sworn to and subscribed before me this the 2nd day of April, 1999,
by Reginald L. Lawley.

James T. Lawley, Jr.
Notary Public

My commission expires:

James T. Lawley, Jr.
JAMES T. LAWLEY, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

Sworn to and subscribed before me this the 4th day of May, 1999,
by James T. Lawley, Jr.

Samuel D. Fichtmann
Notary Public

My commission expires: 2/2003

Inst # 1999-19121

05/07/1999-19121
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
012 WBS 44.00