

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

Send Tax Notice To:
Randy Tolleson
787 QUINN DR.
COLUMBIA, TN
35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Thousand Six Hundred Sixty-five and No/100 Dollars (\$10,665.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees 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 RANDY TOLLESON AND RENE TOLLESON (herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

(SUBJECT TO: (1) Taxes due in the year 1999, and thereafter; (2) Emergency and Fire District dues; (3) Easements, restrictions and rights-of-way of record; (4) Mineral and mining rights not owned by the Grantor; (5) any portion of the property conveyed which lies in a public right-of-way; (6) the fact that portions of the Property conveyed may be located in a flood plain; (7) fact that the Property conveyed herein has been assessed under a current use assessment; (8) Imposition of restrictions bearing even date herewith; (9) The improvements on the Property are sole "as is - where is", with no warranty, whatsoever as to the condition of such improvements.

The property conveyed herein is not the homestead of Randall H. Goggans or his spouse.

Hereafter, the Property shall only be used for residential purposes or agricultural purposes. No mobile homes shall be allowed on the Property. No commercial breeding of animals of any kind shall be allowed on the Property.

TO HAVE AND TO HOLD to the said GRANTEES, their successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, RANDALL H. GOGGANS, has hereunto set his hand and seal, this the 1 day of JUNE, 1999.

RANDALL H. GOGGANS

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 1 day of JUNE, 1999.

Notary Public

My Commission Expires: 3-1-2002

06/04/1999-23585
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

EXHIBIT A
GOGGANS TO TOLLESON

Commence at the SW corner of the SW 1/4-SW 1/4 of said Section 1, thence S 89deg 17'50" E along the south line of said 1/4-1/4 section a distance of 626.68'; thence leaving said 1/4-1/4 line N 0deg 42'10" E a distance of 543.88'; thence N 33deg 12'55" E a distance of 260.89'; thence N 83deg 49'05" E a distance of 1488.12'; thence N 57deg 53'55" E a distance of 123.32' to the POINT OF BEGINNING; thence S 64deg 49'58"

E, a distance of 103.61' to a point lying on the westerly R.O.W. line of Shelby County Highway # 42 (variable R.O.W.), said point also lying on a curve to the left having a radius of 2904.90' and subtended by a chord which bears S 27deg 59'11" E a distance of 19.95'; thence along the arc of said curve and said R.O.W. line a distance of 19.95' to the end of said curve; thence S 28deg 11'00" E along said R.O.W. line a distance of 352.17' (350.10' map); thence N 61deg 49'10" E along said R.O.W. line a distance of 10.0' (map and meas); thence S 28deg 11'00" E along said R.O.W. line a distance of 125.0' (map); thence S 61deg 49'00" W along said R.O.W. line a distance of 10.0' (map); thence S 28deg 11'00" E along said R.O.W. line a distance of 10.0'; thence leaving said R.O.W. line, S 62deg 00'29" W a distance of 175.38'; thence N 22deg 21'39" W a distance of 98.23'; thence S 81deg 44'18" W a distance of 107.19'; thence N 9deg 49'21" W a distance of 263.81'; thence N 84deg 42'37" E a distance of 12.67'; thence N 0deg 36'33" W a distance of 236.86' to the POINT OF BEGINNING Containing 2.37 acres, more or less.

Inst # 1999-23585

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002 MMS 22.00