

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

Send Tax Notice To:

JIM DAWSON
PO BOX 2627
DEZANNE, AL
35602

Inst # 1999-23586

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Seven Hundred Sixteen Thousand Four Hundred Seventy-eight and No/100 Dollars (\$716,478.00), 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 JAMES A. DAWSON and JO ANN DAWSON (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby 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 are located in a flood plain; (7) Fact that the Property has been under a Current Use Assessment; (8) Riparian rights, if any, and any portion of the Property located within Camp Branch; (9) Encroachment of fence(s) onto and off of the land as shown on the survey by R. C. Farmer & Associates dated May 27, 1999.

Five hundred thousand dollars of the consideration recited herein was derived from the proceeds of a purchase money mortgage loan made simultaneously with the execution of this Deed.

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

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, has hereunto set his hand and seal, this 1 day of JUNE, 1999.

Randall H. Goggans
RANDALL H. GOGGANS

STATE OF AL
COUNTY OF Jefferson

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 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.

[Signature]
Notary Public

My Commission Expires: 3-1-2001

EXHIBIT 'A'

A parcel of land located in the S 1/2 of Section 1 and the E 1/2 of the SE 1/4 of Section 2, all in Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of the SW 1/4 of SW 1/4 of said Section 1; thence North 89 deg. 22 min. 03 sec. West along the South line of the SE 1/4 of SE 1/4 of said Section 2, a distance of 1328.97 feet meas. (1329.83 feet map) to the SW corner of the SE 1/4 of SE 1/4 of said Section 2; thence North 0 deg. 23 min. 11 sec. West along the West line of said 1/4 1/4 Section a distance of 1363.93 feet meas. (1362.78 feet map); thence North 0 deg. 18 min. 47 sec. West along the West line of the NE 1/4 of SE 1/4 of said Section 2, a distance of 1013.16 feet; thence leaving said 1/4 1/4 line South 77 deg. 09 min. 38 sec. East along a line that lies North of Camp Branch, a distance of 376.01 feet; thence South 78 deg. 49 min. 15 sec. East a distance of 267.11 feet; thence South 82 deg. 25 min. 45 sec. East a distance of 428.64 feet; thence South 76 deg. 00 min. 16 sec. East a distance of 196.91 feet; thence South 84 deg. 24 min. 36 sec. East a distance of 200.07 feet; thence South 85 deg. 07 min. 41 sec. East a distance of 231.52 feet; thence South 44 deg. 47 min. 30 sec. East a distance of 227.56 feet; thence North 67 deg. 44 min. 10 sec. East a distance of 184.30 feet; thence South 87 deg. 42 min. 40 sec. East a distance of 557.01 feet; thence North 65 deg. 35 min. 54 sec. East a distance of 228.14 feet; thence North 42 deg. 30 min. 15 sec. East a distance of 161.76 feet; thence North 61 deg. 04 min. 52 sec. East a distance of 70.67 feet; thence North 59 deg. 00 min. 51 sec. East a distance of 112.33 feet; thence leaving the Northerly bank of said creek, South 30 deg. 59 min. 09 sec. East a distance of 96.69 feet; thence South 57 deg. 46 min. 22 sec. East a distance of 134.70 feet; thence South 70 deg. 58 min. 13 sec. East a distance of 269.23 feet to a point lying on the Westerly right of way line of Shelby County Highway No. 42 (variable right of way); thence along said right of way line, South 10 deg. 30 min. 21 sec. East a distance of 306.53 feet to the beginning of a curve to the left having a radius of 2904.90 feet and subtended by a chord which bears South 19 deg. 08 min. 52 sec. East a chord distance of 872.98 feet; thence along the arc of said curve and said right of way line a distance of 376.30 feet; thence leaving said right of way line, North 64 deg. 49 min. 58 sec. West a distance of 103.61 feet; thence South 57 deg. 53 min. 55 sec. West a distance of 123.32 feet; thence South 83 deg. 49 min. 05 sec. West a distance of 1488.12 feet; thence South 33 deg. 12 min. 55 sec. West a distance of 260.39 feet; thence South 0 deg. 42 min. 10 sec. West a distance of 543.38 feet to a point, said point lying on the South line of the SW 1/4 of SW 1/4 of said Section 1; thence North 89 deg. 17 min. 50 sec. West along said 1/4 1/4 line a distance of 626.68 feet to the point of beginning; being situated in Shelby County, Alabama.

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06/04/1999-23586
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WMS 227.50