

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

Send Tax Notice To:
EV'NING SHADE BUILDERS, LLC
6785 LOWE TOWN RD
McCALLA, AL
35111

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIXTY-EIGHT THOUSAND AND NO/100 Dollars (\$68,000.00), 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 EV'NING SHADE BUILDERS, LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described as Lots 18 and 32 according to the Survey of Oak Forest, as recorded in Map Book 25, Page 111 in the Probate Office of Shelby County, Alabama.

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.

Grantor represents and warrants that there are no outstanding assessments due any governmental or quasi-governmental authority.

The Property conveyed here is not the homestead of the Grantor or his spouse.

Fifty-~~seven~~^{eight} Thousand Eight Hundred and No/100 Dollars (\$58,800.00) of the consideration recited herein was derived from two mortgage loans closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 16 day of JULY, 1999.

Randall H. Goggans
Randall H. Goggans

Inst # 1999-30265

07/20/1999-30265
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE CM 19.00

STATE OF ALABAMA)
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 16 day of JULY, 1999.

[Signature]
Notary Public

My Commission Expires: 3-1-2001