

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

Send Tax Notice To:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$270,000.00) (TWO HUNDRED THIRTY-SIX THOUSAND AND NO/100 DOLLARS (236,000.00 for Parcel I as hereinafter described; and THIRTY-FOUR THOUSAND AND NO/100 DOLLARS (\$34,000.00 for Parcel II as hereinafter described) 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 FRANK S. BRUSH, III and KATHRYN N. BRUSH (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:

• PARCEL I; Lot 9 according to the survey of Oak Mountain Business Park, Lot 9, as recorded in Map Book 25, Page 74 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL II; Lot 3 according to the survey of Oak Forest, as recorded in Map Book 25, Page 111 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2000 and thereafter; (2) Easements, restrictions and rights-of-way of record (3) Mineral and mining rights not owned by the Grantor.

The property conveyed herein is not the homestead of any of the Grantors or their spouses.

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, RANDALL H. GOGGANS, has hereunto set his hand and seal, this the 28 day of JUNE, 1999.


Randall H. Goggans

Inst # 1999-30460

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07/21/1999-30460
10:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 NIS 281.00

STATE OF ALABAMA)

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 28 day of June, 1999.


Notary Public

My Commission Expires: 3.1.2002

Inst # 1999-30460

07/21/1999-30460

10:59 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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