

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Randall Goggans

(Address) 100 Applegate Circle
Pelham, Alabama 35124

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-97 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby } **COUNTY**

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Five Thousand and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Lee Cofer and wife, Anita G. Cofer

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

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

See Attached Exhibit "A" for Legal Description

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way
and permits of record.

Inst # 1999-37252

09/03/1999-37252
11:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 56.00

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 GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd
day of September, 1999

(Seal)

(Seal)

(Seal)

Lee Cofer (Seal)
Lee Cofer (Seal)
Anita G. Cofer (Seal)
Anita G. Cofer

STATE OF ALABAMA
Shelby } **COUNTY**

General Acknowledgement

the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lee Cofer
and Anita G. Cofer, whose names are signed to the foregoing conveyance are known to
me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, A.D., 1999

My Commission Expires: 10/16/2000

Notary Public

ATA

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in Block 194, of Dunstan's Map of Calera, more particularly described as follows: Commencing at the southeast corner of Block 194, thence North 00 degrees 08 minutes 52 seconds East along the East line of said Block 194, a distance of 108.27 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" on the North right of way of Highway No. 25, as it existed in 1928, and the point of beginning: Thence North 00 degrees 08 minutes 52 seconds East, along the east line of said Block 194, a distance of 291.73 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" on the northeast corner of said block 194; thence North 88 degrees 26 minutes 08 seconds West, along the north line of block 194, a distance of 190.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" on the northwest corner of the East half of block 194; thence South 00 degrees 08 minutes 52 seconds West, along the West line of the east half of block 194, a distance of 250.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the southwest corner of lot 4; thence South 88 degrees 26 minutes 08 seconds East along the South line of lot 4, a distance of 50.02 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 00 degrees 08 minutes 52 seconds West a distance of 96.07 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" on the North right of way of Hwy. No. 25 as it existed in 1928; thence along a curve to the left, in said right of way having a radius of 1105.92 feet and a chord bearing of North 70 degrees 09 minutes 56 seconds East and arc length of 149.02 feet to the point of beginning.

LESS AND EXCEPT:

Commencing at the southeast corner of block 194; thence North 00 degrees 08 minutes 52 seconds East, along the East line of said block 194, a distance of 108.27 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the North right of way of Highway No. 25, as it existed in 1928, and the point of beginning; thence North 00 degrees 08 minutes 52 seconds East along the East line of said block 194, a distance of 291.73 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" on the Northeast corner of said block 194; thence North 88 degrees 26 minutes 08 seconds West along the North line of block 194, a distance of 54.86 feet to a point; thence South 00 degrees 55 minutes 14 seconds East a distance of 82.81 feet to a point; thence South 31 degrees 24 minutes 44 seconds West a distance of 56.42 feet to a point; thence South 00 degrees 55 minutes 14 seconds East a distance of 193.43 feet to a point on the North right of way of Highway No. 25 as it existed in 1928; thence along a curve to the left in said right of way having a radius of 1105.92 feet and a chord bearing of North 68 degrees 30 minutes 25 seconds East and arc length of 84.99 feet to the point of beginning.

According to the survey of Sid Wheeler, dated April 30, 1998.

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