

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

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**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Twenty-three Thousand and No/100 Dollars (\$23,000.00), 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 Brantley Homes, Inc., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15 according to the survey of Twin Oaks as recorded in Map Book 22, Page 108 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, building set-back lines, line permits and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All requirements of the Shelby County Health Department or any applicable governmental authority with respect to septic tank requirements for the Lots conveyed herein. Grantee has reviewed such requirements and is satisfied with the same. Grantor makes no representation or warranty whatsoever with respect to such requirements. Any and all previous statements with respect to such requirements are hereby merged into this Deed and shall be of no force and effect unless specifically set out herein.

ALL dollars of the consideration was derived from a mortgage loan closed simultaneously with the delivery of this Deed.

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

**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 18<sup>th</sup> day of Oct, 1999.

Randall H. Goggans  
Randall H. Goggans

10/25/1999-43772  
07:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 C31 9.50

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 18 day of Oct, 1999.

Robert B. Sweeney  
Notary Public

My Commission Expires: 4-2000