

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: RICHARD B. BURLESON
name
1094 COUNTRY CLUB CIRCLE
address
BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOUR HUNDRED SIXTY TWO THOUSAND AND NO/100----- DOLLARS (\$462,000.00)**
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
HARRIET GOGGANS AND HUSBAND, BILL GOGGANS

(herein referred to as grantors) do grant, bargain, sell and convey unto **RICHARD B. BURLESON**
AND MARY BURLESON

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

LOT 3408, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 34TH ADDITION A
RECORDED IN MAP BOOK 15, PAGE 32, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.
EASEMENTS, BUILDING SETBACK LINES, NOTES AND RESTRICTIONS AS SET OUT IN
RECORDED MAP.

COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND LIENS FOR
ASSESSMENTS SET FORTH IN INSTRUMENT RECORDED IN MISC. BOOK 14, PAGE 536 AS
AMENDED IN MISC. BOOK 17, PAGE 550.

CERTIFICATE OF COMPLIANCE AS RECORDED IN MISC. BOOK 34, PAGE 549.

RESTRICTIONS APPEARING OF RECORD IN REAL 246, PAGE 889 AND UNDER INSTRUMENT
#1996-30621.

RELEASE OF DAMAGES RECORDED UNDER INSTRUMENT #1996-30621.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT #1992-08438.

RELEASE OF DAMAGES AS SHOWN ON MAP BOOK 15, PAGE 32.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

Continued

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 27th day of October, 19 99.

(Seal)

Harriet Goggans (Seal)
HARRIET GOGGANS

(Seal)

Bill Goggans (Seal)
BILL GOGGANS

(Seal)

(Seal)

STATE OF ALABAMA General Acknowledgment

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that HARRIET GOGGANS AND HUSBAND, BILL GOGGANS, whose name(s) are signed to the foregoing conveyance, and who 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 27th day of October, A.D., 1999

Gene W. Gray, Jr.

Notary Public

Continuation of Legal Description

INCLUDING RELEASE OF DAMAGES, AS RECORDED IN DEED BOOK 127, PAGE 140 UNDER INSTRUMENT #1996-30621.

AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO ELECTRICAL FACILITIES AS RECORDED IN REAL 306, PAGE 135.

\$415,800.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

BILL GOGGINS EXECUTES THIS DEED TO COMPLY WITH SECTION 6-10-3 CODE OF ALABAMA 1975 AS AMENDED AND MAKES NO WARRANTIES OF TITLE

HBD
BJS

Inst # 1999-45165

11/02/1999-45165
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 XMS 103.50