

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

Send Tax Notice To:
Randall H. Goggans
100 Applegate Circle
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Seventy-five Thousand and No/100 Dollars (\$375,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Sybil Caver, unmarried; Elizabeth Espitia, Unmarried and Henrietta Nelms, a married woman, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Randall H. Goggans, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit "A" attached hereto and incorporated by reference herein.

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.

Three Hundred Sixty Thousand and No/100 Dollars (\$360,000.00) of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

Grantors represent and warrant that there are no assessments due any governmental or quasi-governmental authority with respect to the Property conveyed herein.

The Property conveyed herein is not the homestead of Henrietta Nelms or her 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 17 day of December, 1999.

Sybil Caver
Sybil Caver

Elizabeth Espitia
Elizabeth Espitia

Henrietta Nelms
Henrietta Nelms

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sybil Caver, 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 17 day of Dec, 1999.

[Signature]
Notary Public
My Commission Expires: 3-1-2002

STATE OF ALABAMA)

 COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Elizabeth Espitia, 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 Dec, 1999.


Notary Public

My Commission Expires: 3-1-2002

STATE OF ALABAMA)

 COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Henrietta Nelms, 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 17 day of Dec, 1999.


Notary Public

My Commission Expires: 3-1-2002

EXHIBIT A
CAVER et.al. to Coggans

Parcel 1

A portion of Lots 14, 15 and 16, all in Block 193, according to the Survey of Dunstan's Map of Calera, being more particularly described as follows:

Beginning at the SW corner of Lot 16, Block 193 of Dunstan's Map (Survey) of Calera, thence run northerly along the East margin of 4th Street a distance of 150.00 feet to a steel pin corner; thence turn 90 deg. right and run easterly along the North line of Lot 14 of said Block 193 a distance of 150.00 feet to a steel pin corner; thence turn 90 deg. right and run southerly a distance of 150.00 feet to a steel pin on the North margin of Alabama Highway No. 25; thence turn 90 deg. right and run westerly along said margin of said Highway a distance of 150.00 feet to the point of beginning.

Parcel 2

All of the West 1/2 of Block 193 of Dunstan's Map (Survey) of Calera, less and except a 150.00 foot by 150.00 foot square of land known on the Plat as Parcel 1, said Parcel 2, being described by metes and bounds as follows:

Beginning at the SE corner of Lot 16, Block 193, of Dunstan's Map (Survey) of Calera and run thence northerly along the West line of a 20 foot wide alleyway a distance of 400.00 feet to a steel pin marking the NE corner of Lot 9 of same said Block 193; thence turn 90 deg. left and run westerly along the North line of said Lot 9 a distance of 190.00 feet to a steel pin marking the NW corner of same said Lot 9; thence turn 90 deg. left and run southerly along the East margin of 4th Street a distance of 250.00 feet to a steel pin corner marking the SW corner of Lot 13 of Block 193 of same said Dunstan's Map of Calera; thence turn 90 deg. left and run easterly distance of 150.00 feet to a steel pin corner; thence turn 90 deg. right and run southerly a distance of 150.00 feet to a point on the Northerly margin of Alabama Highway No. 25; thence turn 90 deg. left and run easterly along the said margin of said Highway a distance of 40.0 feet to the point of beginning.

Parcel 3

All of the East 1/2 of Block 193 of Dunstan's Map of Calera, less and except a 40 foot by 30 foot section of property taken out by Highway 25, Parcel 3 is herewith described by metes and bounds as follows:

Beginning at the SW corner of Lot 1, Block 193 of Dunstan's Map (Survey) of Calera and run thence northerly along the East line of a 20 foot wide alleyway a distance of 400.00 feet to a steel pin marking the NW corner of Lot 8 of same said Block 193; thence turn 90 deg. right and run easterly along the North line of said Lot 8 a distance of 190.00 feet to a steel pin marking the NE corner of same said Lot 8; thence turn 90 deg. right and run southerly along the West line of 3rd Street a distance of 370.00 feet to a steel pin marking the North margin of Alabama Highway No. 25; thence turn 90 deg. right and run westerly along said margin of said Highway 40.0 feet to a steel pin; thence turn 90 deg. left and run southerly a distance of 30.0 feet to a point on the same said northerly margin of same said Highway No. 25; thence turn 90 deg. right and run westerly along said margin of said Highway a distance of 150.00 feet to the point of beginning.

Parcel 4

All of the West 1/2 of Block 194 of Dunstan's Map (Survey) of Calera, less and except that part of subject block that is within the right of way of Alabama Highway No. 25, subject parcel described by metes and bounds as follows:

Beginning at the NW corner of Lot 9, Block 194 of Dunstan's Map (Survey) of Calera and run thence southerly along the East line of 3rd Street a distance of 369.40 feet to a steel pin set on the north margin of Alabama Highway No. 25; thence turn 96 deg. 00 min. 30 sec. left and run east-northeasterly along said right of way line a distance of 191.12 feet to a steel pin set on the West line of a 20 foot wide alleyway; thence turn 83 deg. 59 min. 30 sec. left and run northerly along the West line of said alleyway a distance of 350.00 feet to a steel pin marking the Northeast corner of Lot 9, Block 194 of Dunstan's; thence turn 90 deg. left and run westerly along the North line of said Lot 9 of said Block 194 a distance of 190.00 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Inst # 1999-52105

12/28/1999-52105
03:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 29.50