

WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Please send tax notices to:

Inst # 2000-13783

James E Goggins

2585 Hwy 17

Montevallo, AL 35115

04/27/2000-13783
 02:18 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 14.50

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of thirty-five hundred dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **FRANKLIN D ALLEN**, of 2571 Hwy 17, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **JAMES E GOGGINS** of 2585 Hwy 17, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of a parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, §5, Twp 22S, R3W described as follows:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, §5, at a point on the SE extremity of land previously owned by James Goggins at a set iron found and agreed to by the parties herein; thence run westerly 73 feet to the point of beginning; Thence run 46 feet S; thence run 174 feet southwesterly; thence run 82 feet northerly; thence run 181 feet easterly to the point of beginning.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

Franklin D Allen, does for himself and for his administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, FRANKLIN D ALLEN, have set my hand and seal, this 11 April 2000.

Witness:

Shelia Allen

Franklin D. Allen (Seal)
FRANKLIN D ALLEN

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that FRANKLIN D ALLEN, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 April 2000.

Buffy A. Lilly Chappell
Notary public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 4, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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