

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was
prepared by:

SEND TAX NOTICE TO:

Robert E. Paden
PADEN & PADEN
Attorneys at Law
1722 2nd Avenue North
Bessemer, Alabama 35020MICHAEL W. GOFF
132 FOREST PARKWAY
MONTEVALLO, AL 35115STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$123,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is acknowledged, we, CHARLES A. ROHN AND JANICE K. ROHN, HUSBAND AND WIFE (herein referred to as GRANTORS, whether one or more), do grant, bargain, sell and convey unto MICHAEL W. GOFF and PAULA J. GOFF, HUSBAND AND WIFE (herein referred to as GRANTEES, whether one or more) as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 155, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999, WHICH CONSTITUTES A LIEN, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. BUILDING SET-BACK LINE OF 40 FEET RESERVED FROM FOREST PARKWAY AND DOGWOOD TRAIL AS SHOWN BY PLAT. SAID BUILDING SETBACK LINE FROM DOGWOOD TRAIL HAS BEEN VIOLATED IN THAT THE HOUSE OVERLAPS SAID LINE AS SHOWN BY THE SURVEY OF STEVEN H. GAY DATED 6/10/98.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ALONG THE SOUTHERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT RECORDED IN MISC. BOOK 31, PAGE 788, AMENDED IN MISC. BOOK 33, PAGE 16 AND MISC. BOOK 32, PAGE 729 IN PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 154, PAGE 423 AND DEED BOOK 323 PAGE 336 IN PROBATE OFFICE.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN MISC. BOOK 32, PAGE 421 AND COVENANTS PERTAINING THERETO RECORDED IN MISC. BOOK 32 PAGE 415 IN PROBATE OFFICE.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES

06/01/2000-17981
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
KIRK NEL 26.00

AND INCUMBRANCES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 319, PAGE 449 IN PROBATE OFFICE.

8. EASEMENT REGARDING UNDERGROUND CABLE AS SET OUT IN MISC. BOOK 32, PAGE 420 IN PROBATE OFFICE.
9. ENCROACHMENT OF FENCE ONTO THE LAND AS SHOWN BY THE SURVEY OF STEVEN H. GAY DATED 6/10/98.
10. ENCROACHMENT OF FENCE INTO EASEMENT AS SHOWN BY THE SURVEY OF STEVEN H. GAY DATED 6/10/98.

\$99,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

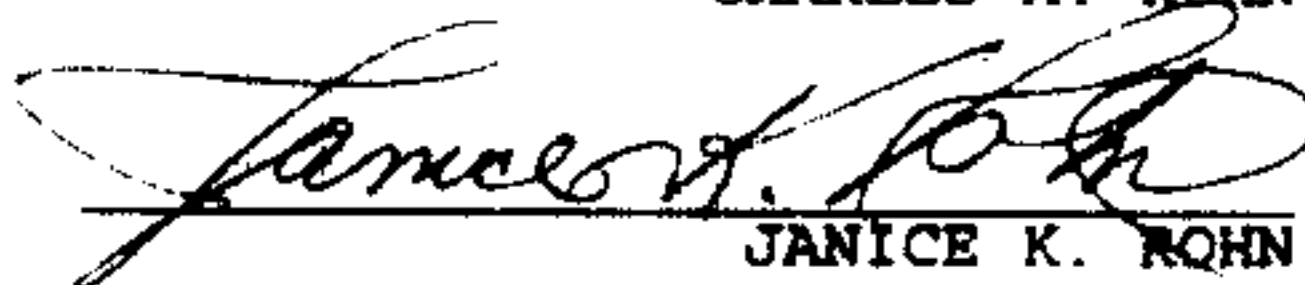
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CHARLES A. ROHN and JANICE K. ROHN, HUSBAND AND WIFE, have hereunto set their signatures and seals, this the 26th day of May, 2000.



CHARLES A. ROHN



JANICE K. ROHN

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES A. ROHN and JANICE K. ROHN, whose names 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 this the 26th day of May, 2000.


Notary Public

My commission expires: 3/4/2001

Inst # 2000-17981

06/01/2000-17981
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NOT REL 16.00