

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:

James E Goggins
 2585 Hwy 17
 Montevallo, AL 35115

Inst # 2001-09655
 03/19/2001-09655
 08:46 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MB 22.00

State of Alabama)
 County of Shelby)

Know all men by these presents, that in consideration of eight thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **FRANKLIN D ALLEN**, a married man, of 2571 Hwy 17, Montevallo, AL 35115, do grant, bargain, sell, and convey unto **JAMES E GOGGINS**, a married man, of 2585 Highway 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:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §5, Twp 22S, R3W, at a point on the SE extremity of land previously owned by James E Goggins at an iron found and agreed to by the parties hereto; thence run W \pm 254 feet to the point of beginning; Thence continue \pm 208 feet along the same line; then run NE \pm 250 feet; thence run W \pm 247 feet; thence run S \pm 217 feet; thence run E \pm 317 feet; thence run N \pm 82 feet to the point of beginning.

Source of title: A warranty deed from Oscar Allen, father of grantor herein, to grantor herein, dated 1950.

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 12 March 2001.

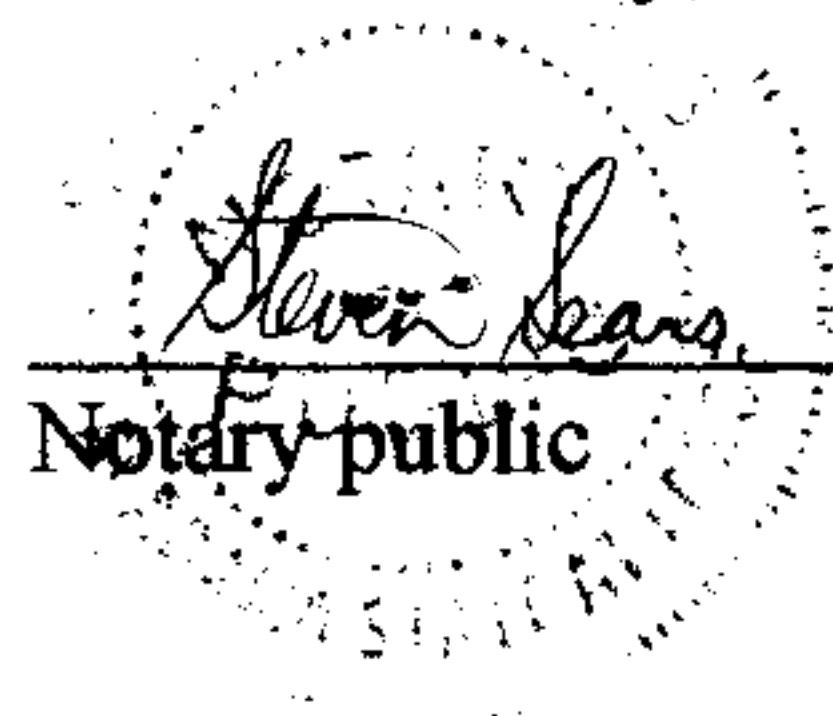
Witness:

 (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 12th March 2001.



My Notarial Commission Expires March 7, 2002

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