

This Instrument Prepared By:
Randall H. Goggans
100 Applegate Circle
Pelham, Al 35124

Send Tax Notice To:

Inst # 2001-28036
07/09/2001-28036

WARRANTY DEED 7:22 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 148.50

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Thirty Seven Thousand Five Hundred Dollars and No/100 Dollars (\$137,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, James W. Bird, Jr. herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Randall H. Goggans, a married man, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the NW ¼ of NE ¼ of Section 1, Township 24 North, Range 13 East, that lies East of the L & N Railroad Right-of-way. Situated in Shelby County, Alabama.

The grantor herein also conveys the right of ingress and egress into said property as described in Deed Book 310, Page 31 and in Deed Book 305, Page 579, as recorded in the Office of the Judge of Probate, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2001 and thereafter; (2) Utility easements and public road right-of-way, if any. (3) Easements set out in Deed Book 310, Page 31, and Deed Book 305, Page 579 in the Probate Office of Shelby County, Alabama.

The Property conveyed herein is not the homestead of Grantor or his 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 22 day of June, 2001.

Randall H. Goggans
Randall H. Goggans

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that __, 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 22 day of June, 2001.

Notary Public

My Commission Expires:

Robbie B. Sumner
4-2004