

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

Send Tax Notice To:  
MONTY BRYANT  
145 HIDDEN CIRCLE CIR.  
PELHAM, AL  
Inst # 2001-42745

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

10/03/2001-42745  
01:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 43.00

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Thirty-two thousand and No/100 Dollars (\$32,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Randall H. Goggans, a married man herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Monty E. Bryant, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of High Hampton Estates, as recorded in Map Book 20, Page 84 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2002 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Any "roll-back" taxes in the event the Property has been assessed as current use property.

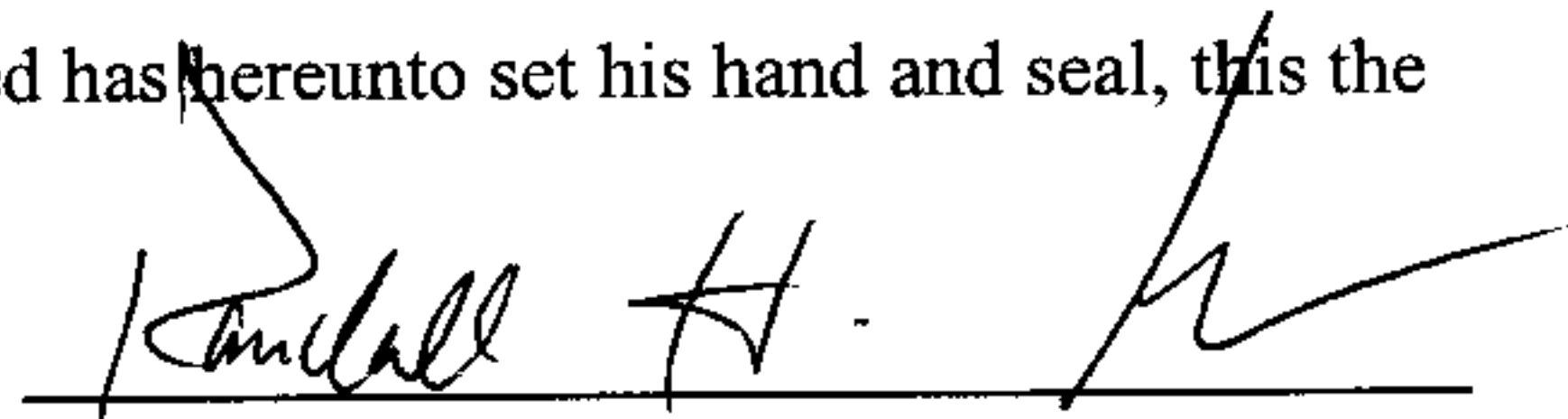
Grantor represents and warrants that there are no assessments due the City of Pelham or any other governmental authority. This warranty does not relate to any assessments that may be due any governmental authority after this date which are incurred as a result of construction of improvements of the property conveyed herein. Further, the Shelby County Health Department must approve any septic tank or sewer system on the Property conveyed.

The Property conveyed herein is not the homestead of the 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 27 day of SEPTEMBER, 2000.

  
Randall H. Goggans

STATE OF ALABAMA )  
 COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans, 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 27 day of SEPTEMBER, 2000.

  
Notary Public  
My Commission Expires: 3.1.02