

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

Send Tax Notice To:  
Applegate Realty, Inc.  
30 Boulder Ridge  
Columbian 35051

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and No/100 Dollars (\$10.00) plus the assumption of Mortgage set out below, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Randall H. Goggans a married man, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Camp Branch Meadows, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

**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) Portions of the property being located in a flood prone area.

The entire consideration for this conveyance is evidenced by Grantees assumption of the Mortgage encumbering the property which is held by Nexity Bank and recorded in Inst. No. 2001-7815 Probate Office Shelby County, Alabama.

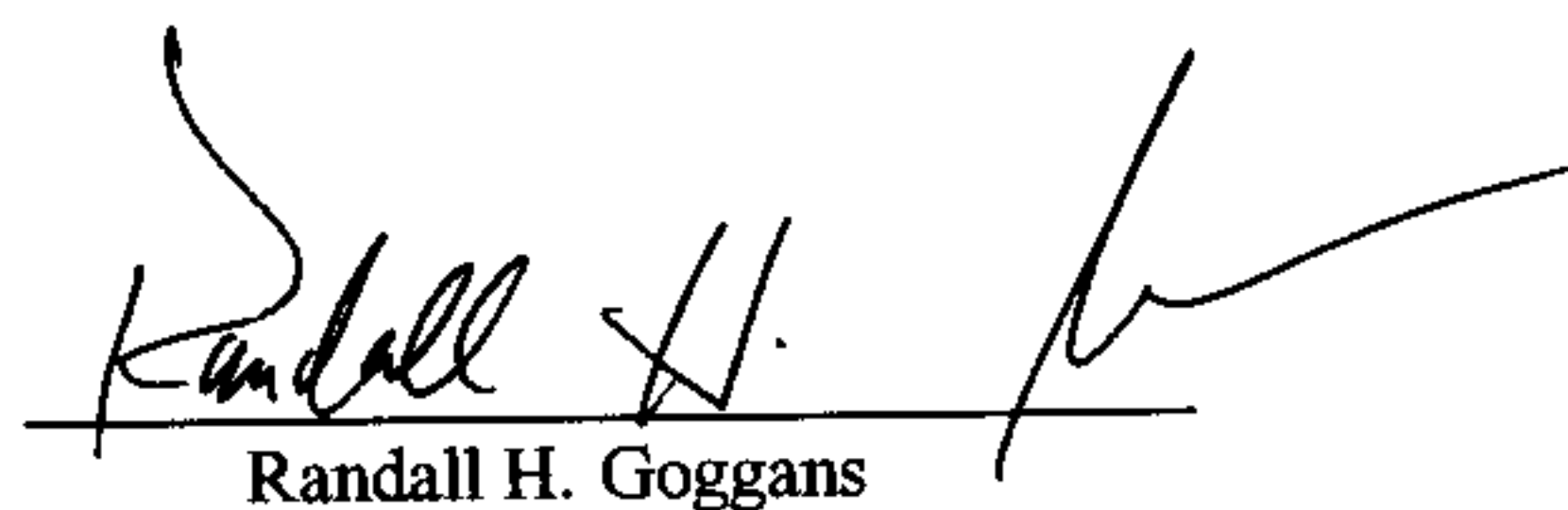
Property conveyed herein is not the homestead of Grantor or his spouse.

Grantor represents and warrants that there are no assessments or fire dues owing with respect to the property conveyed herein.

**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 1 day of February, 2002.

  
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 conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of February, 2002.

  
Notary Public  
My Commission Exp. 3-1-02

02/04/2002-05930  
02:36 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MEL

EXHIBIT A  
"THE PROPERTY"

Part of the SE 1/4 of the NW 1/4, the SW 1/4 of the NE 1/4, the W 1/2 of the SE 1/4 of the NE 1/4, a part of the NE 1/4 of the NE 1/4 and part of the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 2 West, described as follows:

Beginning at the NE corner of the SW 1/4 of the NE 1/4 of said Section 3, go South 01 deg. 47 min. 53 sec. East along the East boundary of said 1/4 1/4 Section for 37.41 feet; thence South 70 deg. 51 min. 08 sec. East for 66.72 feet; thence North 29 deg. 06 min. 00 sec. East for 211.59 feet to the South boundary of Shelby County Highway No. 42; thence South 66 deg. 28 min. 42 sec. East along said South boundary for 391.70 feet to the beginning of a curve to the left having a central angle of 02 deg. 32 min. 18 sec. and a radius of 2902.82 feet; thence Southeasterly along said curve for 128.60 feet to the East boundary of the West 1/2 of the SE 1/4 of the NE 1/4 of said Section 3; thence South 02 deg. 27 min. 00 sec. East along said East boundary for 1265.38 feet to the Southeast corner of the West 1/2 of the SE 1/4 of the NE 1/4 of said Section 3; thence North 89 deg. 03 min. 30 sec. West along the South boundary of said West 1/2 of the SE 1/4 of the NE 1/4 for 652.31 feet to the SE corner of the SW 1/4 of the NE 1/4 of said Section 3; thence North 88 deg. 56 min. 21 sec. West along the South boundaries of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of said Section 3 for 2545.92 feet to the Southwest corner of the SE 1/4 of the NW 1/4 of said Section 3; thence North 03 deg. 05 min. 09 sec. West along the West boundary of said 1/4 1/4 Section for 1329.45 feet to the Northwest corner of said 1/4 1/4 Section; thence South 89 deg. 04 min. 10 sec. East along the North boundaries of the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of said Section 3 for 2386.97 feet; thence North 22 deg. 17 min. 24 sec. East for 252.16 feet to the South boundary of Shelby County Highway No. 42; thence South 66 deg. 28 min. 42 sec. East along said South boundary for 16.00 feet; thence South 12 deg. 31 min. 41 sec. West for 233.09 feet to the North boundary of the SE 1/4 of the NE 1/4 of said Section 3; thence South 89 deg. 04 min. 10 sec. East along said North boundary for 123.52 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

A parcel of land situated part in the SE 1/4 of the NE 1/4 and part in the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 2 West, described as follows:

Beginning at the NE corner of the SW 1/4 of the NE 1/4 of Section 3, go South 01 deg. 47 min. 53 sec. East for 37.41 feet; thence South 70 deg. 51 min. 08 sec. East for 66.72 feet; thence North 75 deg. 52 min. 46 sec. West for 255.16 feet; thence North 22 deg. 17 min. 24 sec. East for 252.16 feet to the South boundary of Shelby County Highway No. 42; thence South 66 deg. 28 min. 42 sec. East along said South boundary for 16.14 feet; thence South 12 deg. 31 min. 41 sec. West for 233.09 feet to the North boundary of the SW 1/4 of the NE 1/4 of said Section 3; thence South 89 deg. 04 min. 10 sec. East along said South boundary for 123.52 feet to the point

BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama; thence S89 deg. 03' 18" E, a distance of 55.01' to the POINT OF BEGINNING; thence N08 deg. 43' 28" E a distance of 623.00'; thence N28 deg. 25' 16" E a distance of 133.92'; thence N81 deg. 52' 41" E a distance of 147.43'; thence N00 deg. 34' 32" E a distance of 599.70'; thence S56 deg. 44' 08" E a distance of 254.52'; thence S02 deg. 27' 11" E a distance of 1,264.96'; thence N89 deg. 01' 01" W a distance of 598.27' to the POINT OF BEGINNING.

02/04/2002-0530  
02:36 PM CERTIFIED  
SHELBY COUNTY JUDGE DE MORATE

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