

✓
Prepared by W. D. Latham
Clanton, Al. 35045
Grantee address:

2585 Hwy 17
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand Five Hundred Dollar and other considerations, to the undersigned grantor, Sharon C. Argo a/k/a Sharon C. Argo Bryant (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledge, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James E. Goggins (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Beginning at the NE corner of the SE 1/4 of the SW 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Westerly along the N line of said quarter-quarter a distance of 209.52 feet to a point; thence turn a deflection angle of 91 degrees 07 minutes 34 seconds to the left and run Southerly a distance of 179.74 feet to a point; thence turn a deflection angle of 90 degrees 00 minutes 00 seconds left and run Easterly a distance of 210.0 feet to a point on the E line of said quarter-quarter, thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run Northerly a distance of 175.0 feet to the point of beginning, containing 0.86 of an acre.

Together with rights of ingress and egress as set out in that easement recorded in instrument 1996 - 04088.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, forever.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above, that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 25 day of July, 2002.

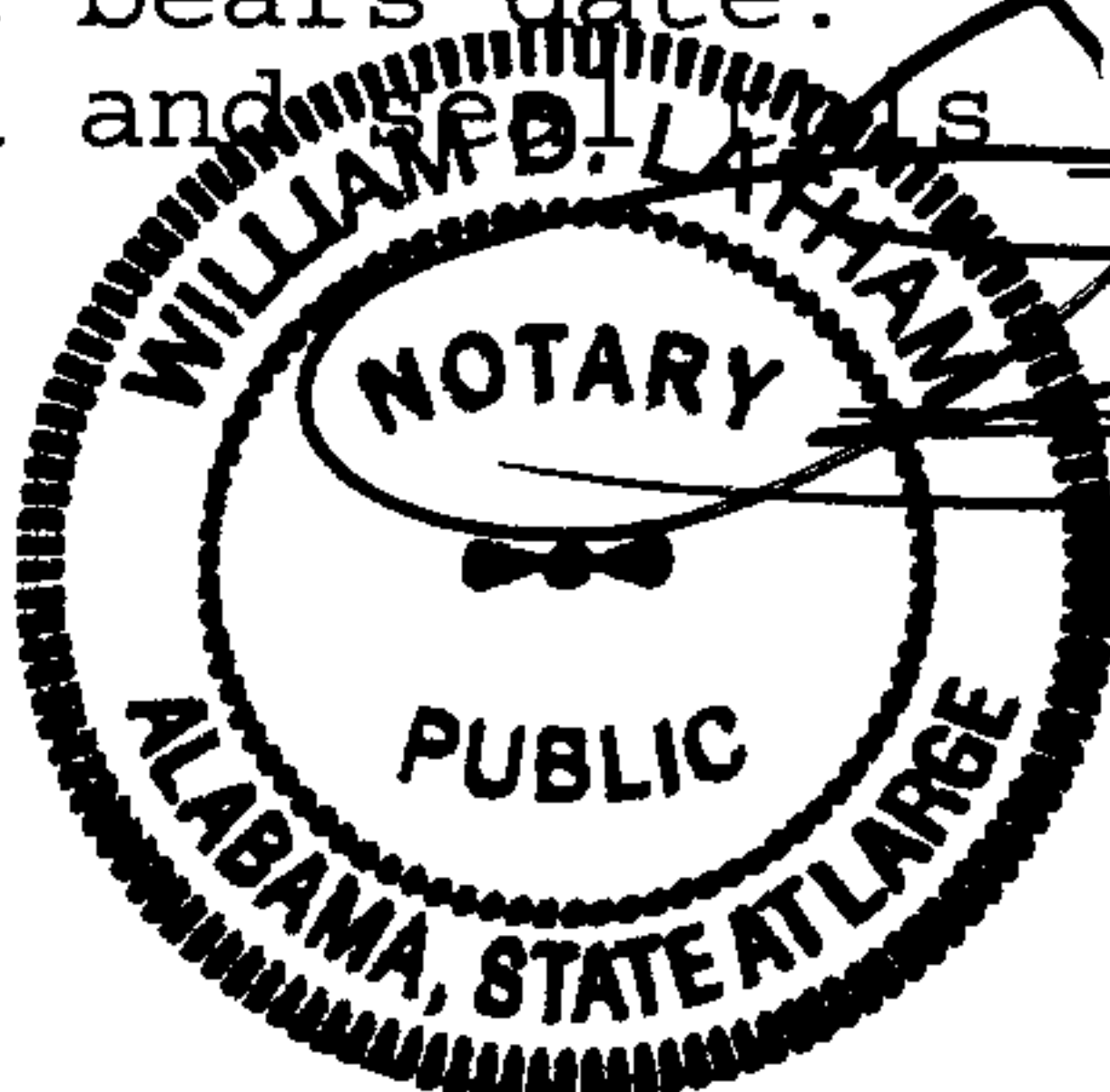
X Sharon C Argo Bryant

STATE OF ALABAMA

County

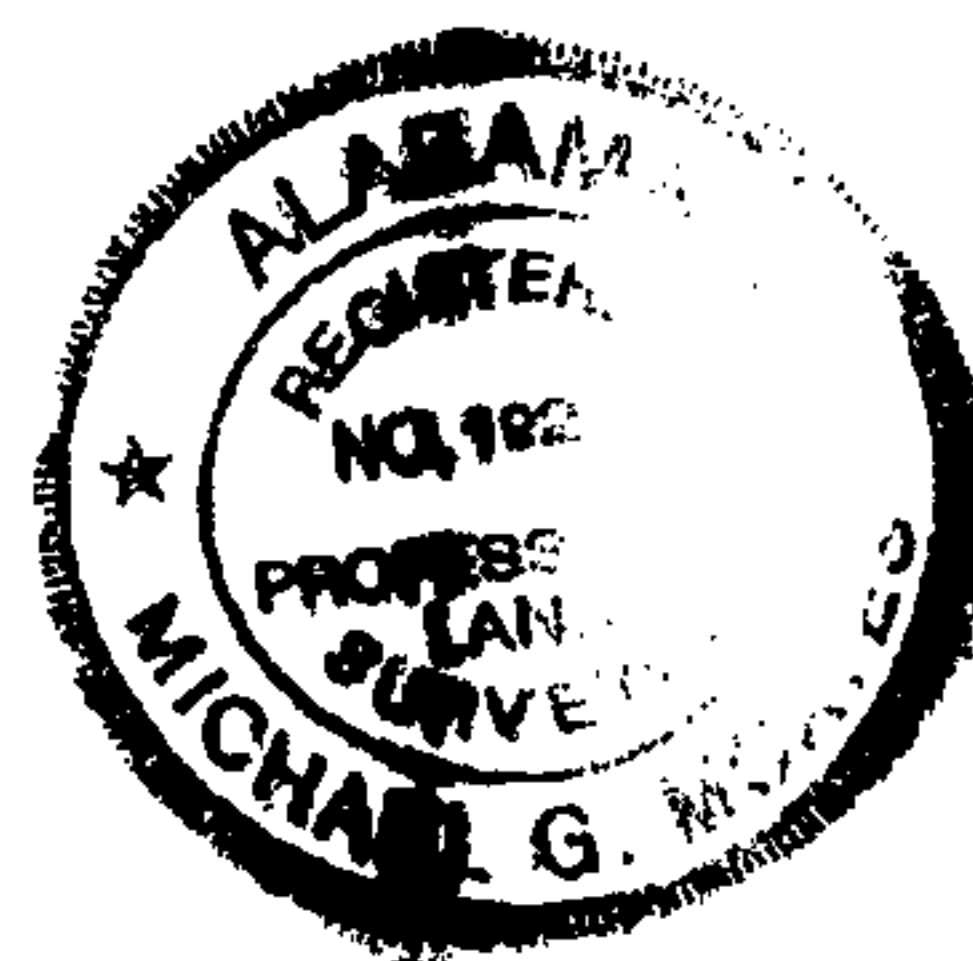
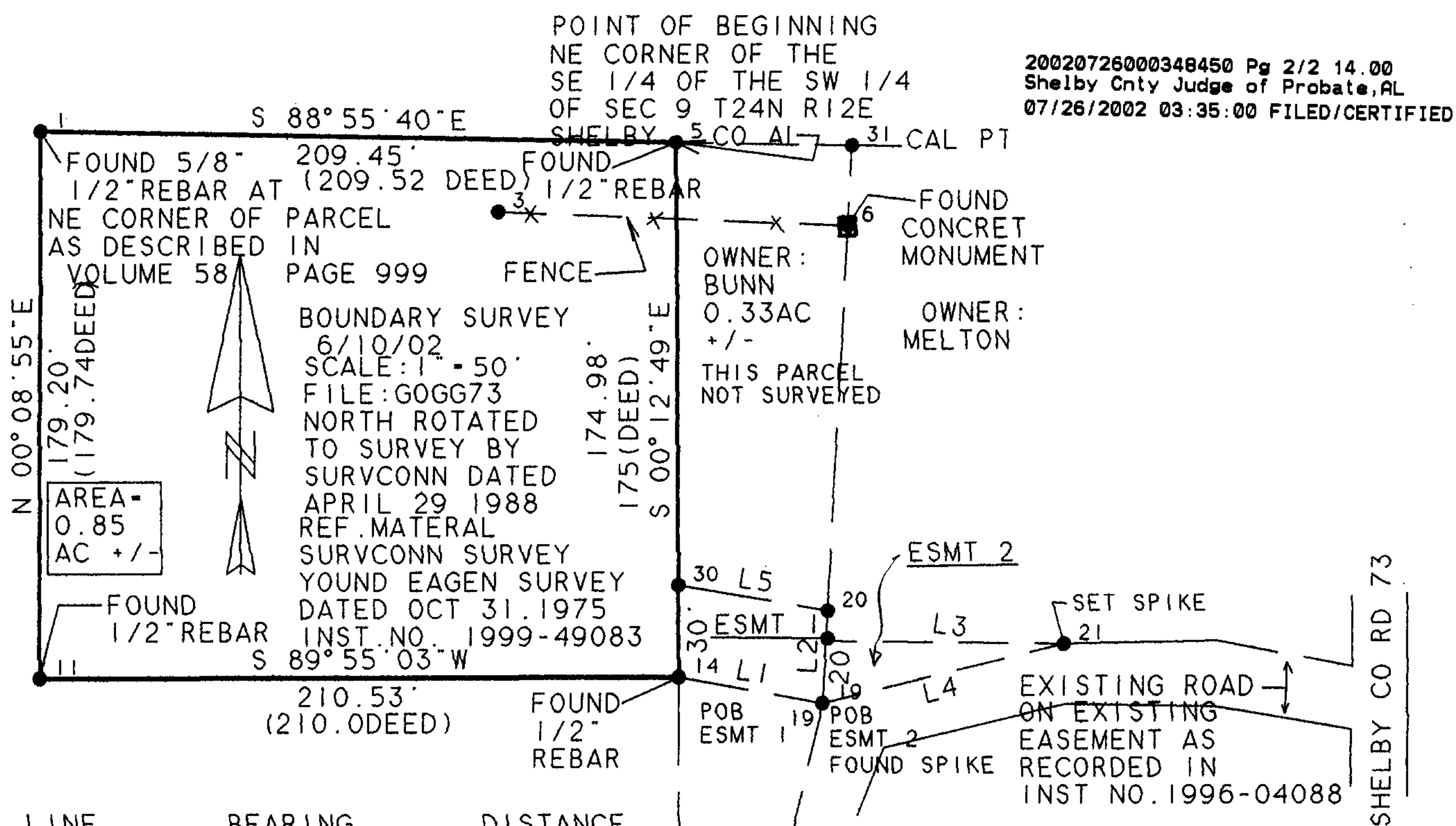
I, the undersigned, hereby certify that Sharon C. Argo Bryant, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 25 day of July, 2002.



NOTARY PUBLIC

✓
William Latham



LEGAL DESCRIPTION:

1 BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SEC 9 T24N R12E SHELBY COUNTY AL :THENCE S 00 12' 49"E. 174.98 FT :THENCE S 89 55'03"W. 210.53 FT :THENCE N 00 08'55"E. 179.20 FT :THENCE S 88 55'40"E. 209.45 FT TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 0.85 ACRES MORE OR LESS.

Roger Holt Bunn

DESCRIPTION OF PROPOSED INGRESS EGRESS AND UTILITY EASEMENT NO. 1 FROM BUNN TO GOGGINS:

2 BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SEC 9 T24N R12E SHELBY COUNTY AL :THENCE S 00 12' 49"E. 174.98 FT TO THE POINT OF BEGINNING :THENCE S 79 59'05"E. 48.26 FT :THENCE N 03 07'23"E. 30.00 FT :THENCE N 80 16'58"W. 49.99 FT :THENCE S 00 12'49"E. 30.0 FT TO THE POINT OF BEGINNING

K.M. Alan Milton

DESCRIPTION OF PROPOSED INGRESS EGRESS AND UTILITY EASEMENT NO. 2 FROM MELTON TO ~~BUNN~~ GOGGINS

3 BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SEC 9 T24N R12E SHELBY COUNTY AL :THENCE S 00 12' 49"E. 174.98 FT :THENCE S 79 59'05"E. 48.26 FT TO THE POINT OF BEGINNING :THENCE N 03 07'23"E. 20.00 FT :THENCE S 89 19'50"E. 78.76 FT :THENCE S 76 34'47"W. 82.08 FT TO THE POINT OF BEGINNING.

4. ALSO THAT PORTION OF A 15 FT INGRESS EGRESS EASEMENT AS RECORDED IN INST. #1996-04088 AS REQUIRED TO GAIN ACCESS TO THE ABOVE DESCRIBED PROPERTY.



STATE OF ALABAMA
CHILTON COUNTY

I, MICHAEL G. MOATES, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THIS MAP OR PLAT IS TRUE AND CORRECT AND PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF ALABAMA. THIS THE 14th DAY OF June, 2002

MOATES LAND

SURVEYING

P.O. BOX 121

CLANTON AL 35046

Michael G. Moates
MICHAEL G. MOATES PLS 19262
911 CO. RD. 484, VERBENA, AL.
(205) 755-7356

REV. 6/17/02

Michael G. Moates