

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 Highway 17
Montevallo, AL 35115

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 and run N 04"W for 316.04 feet to the point of beginning: Thence run NE \pm 273 feet; thence run SW \pm 217 feet; thence run W \pm 105 feet; thence run N \pm 106 $\frac{1}{2}$ feet to the point of beginning.

Grantor shall have six months to remove personalty from the conveyed property.

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

Source of title: A warranty deed from to grantors herein, executed and recorded on at certificate number 1996: in the Shelby County Alabama Probate Office.

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 they are 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 03 September 2002.

Witness:

Steven Sears

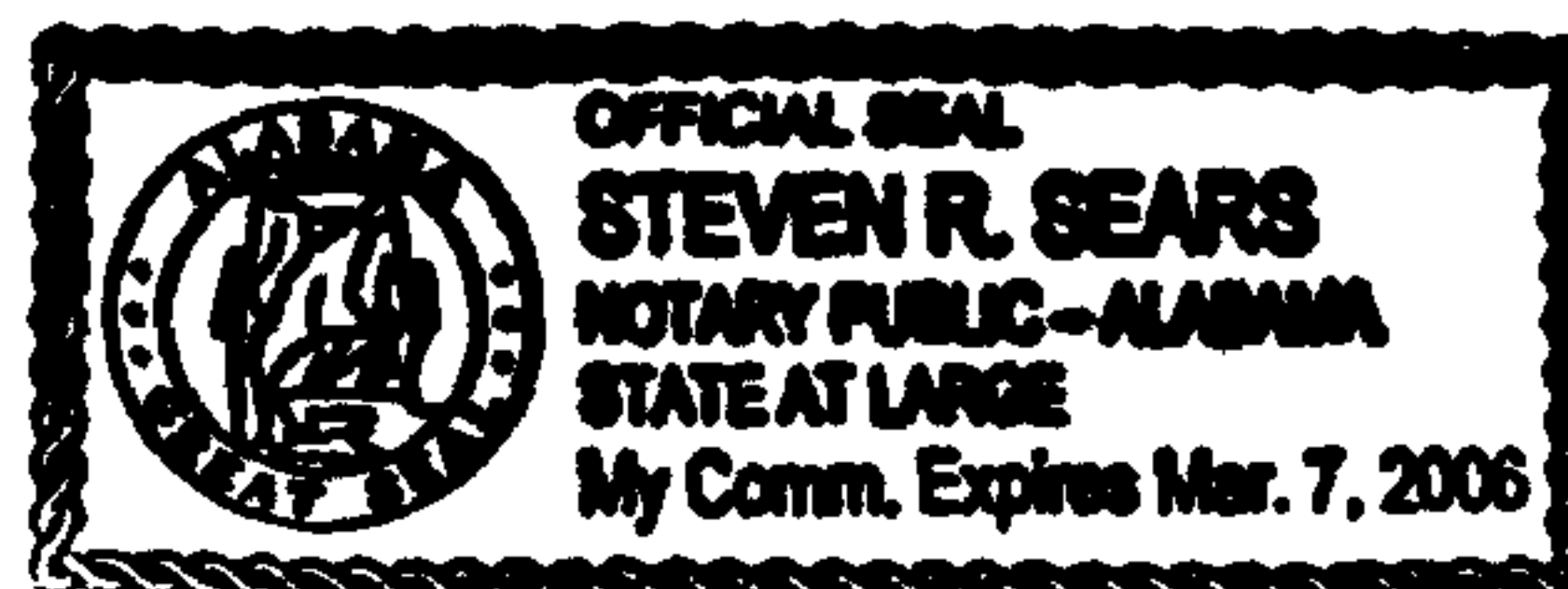
Franklin D. Allen (Seal)
FRANKLIN D ALLEN

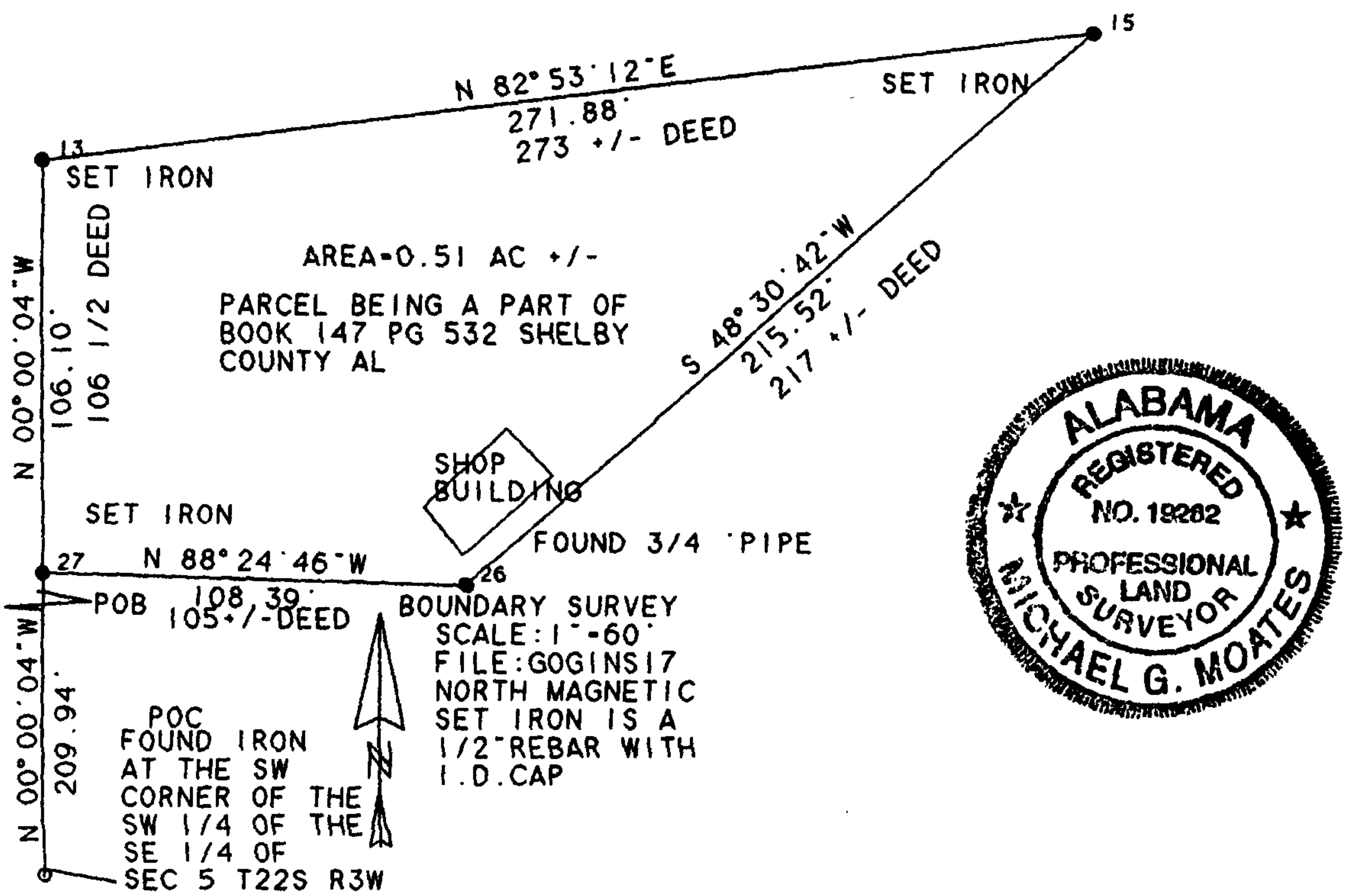
State of Alabama)
County of Shelby)

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 03 September 2002.


Steven Sears
Notary public





LEGAL DESCRIPTION:
COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SEC 5 T22S R3W SHELBY COUNTY AL :
THENCE N 00 00' W. 209.94 FT TO THE POINT OF BEGINNING : THENCE N 00 00' 04" W. 106.10 FT : THENCE N 82 53' 12" E. 271.88 FT : THENCE S 48 30' 42" W. 215.52 FT : THENCE N 88 24' 46" W. 108.39 FT TO THE POINT OF BEGINNING SAID PARCEL CONTAINING 0.51 ACRES MORE OR LESS.

STATE OF ALABAMA
CHILTON COUNTY
I, MICHAEL G. MOATES, HEREBY CERERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF

SURVEYOR'S SIGNATURE 
MOATES LAND SURVEYING ALABAMA LICENSE NO. 19262 DATE 9/11/02
P.O. BOX 121 911 CO. RD. 484, VERBENA, AL.
CLANTON AL 35046 (205) 755-7356