


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

Send Tax Notice To:
George T. Owens
1883 Highway 26
Alabaster, AL
35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)


20020927000466510 Pg 1/2 29.00
Shelby Cnty Judge of Probate, AL
09/27/2002 11:12:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of one hundred twenty thousand 00/100 Dollars (\$120,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees 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 George T. Owens and Taryn B. Owens (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2003 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Any part of the subject property located within a road right of way.

\$105,000 dollars of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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

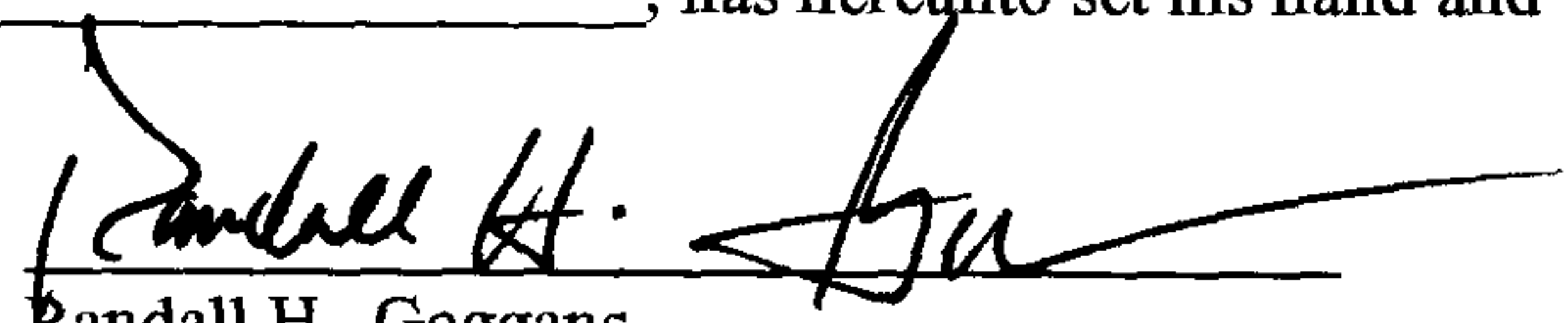
RESTRICTED COVENANTS

1. No mobile homes shall be allowed on the Property. Notwithstanding the foregoing, at the time a permanent dwelling is being constructed on the Property, a mobile home will be allowed not exceeding fifteen months after initial construction of said permanent dwelling begins.
2. The Property shall not be used for commercial or business purposes.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, _____, has hereunto set his hand and seal, this the 24 day of SEP, 2002.


Randall H. Goggans

STATE OF ALABAMA)

COUNTY OF JFK)

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 24 day of SEP, 2002.


Notary Public
My Commission Expires: 3-1-06

EXHIBIT "A"

Beginning at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 21 South, Range 2 West, said point being the POINT OF BEGINNING; thence South 01 degrees 37 minutes 17 second East, a distance of 630.86 feet; thence South 88 degrees 02 minutes 29 seconds West, a distance of 1,303.85 feet; thence North 03 degrees 31 minutes 46 seconds West, a distance of 532.63 feet; thence North 89 degrees 57 minutes 35 seconds West, a distance of 453.72 feet to a point lying on the Easterly ROW of County Road No. 34; thence North 30 degrees 46 minutes 16 seconds East and along said ROW a distance of 116.34 feet; thence South 89 degrees 57 minutes 35 seconds East and leaving said ROW a distance of 388.03 feet; thence North 88 degrees 06 minutes 58 seconds East, a distance of 1,324.92 feet to the POINT OF BEGINNING.