

SEND TAX NOTICE TO:

Mr. Roy Goggins
974 Highway 10
Montevallo, AL 35115

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FORTY THOUSAND AND NO/100.....(\$40,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **SUE POWELL, A Married Woman, EVELYN SMITH, A Married Woman, and ROY GOGGINS, An Unmarried Man** (herein referred to as grantors), do grant, bargain, sell and convey unto **ROY GOGGINS** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

See attached "Exhibit A" for legal description.

Subject to:

1. Taxes for the year 2002 and subsequent years, not yet due and payable.
2. Right of Way granted to Alabama Power Company by Instrument(s) recorded in Deed Book 124, Page 472; Deed Book 101, Page 131; Deed Book 102, Page 338 and Deed Book 113, Page 199.

The undersigned grantors, SUE POWELL, EVELYN SMITH, and ROY GOGGINS, are the surviving grantees in that certain deed recorded in Shelby County, Alabama, Inst. No. 1994-16361. The other grantee, LUTHER D. GOGGINS (one and the same person as Luther Dainer Goggins), having died on February 9th, 2001.

The above described property is not the homestead property of the grantors, SUE POWELL and EVELYN SMITH, or of their spouses.

The entire purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of September, 2002.

Sue Powell (Seal)
SUE POWELL

Evelyn Smith (Seal)
EVELYN SMITH

Roy Goggin (Seal)
ROY GOGGINS

STATE OF ALABAMA:

JEFFERSON COUNTY:

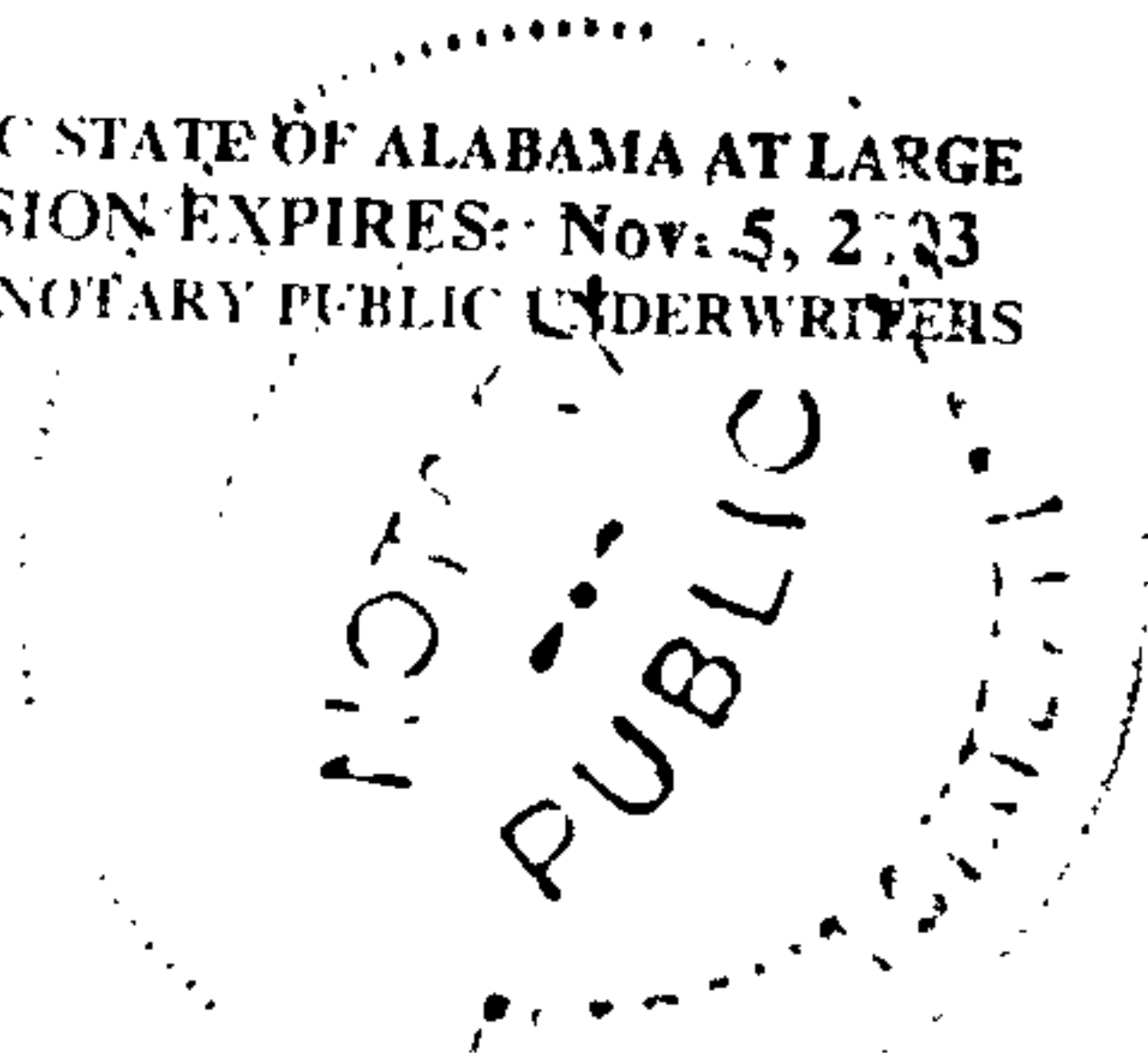
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SUE POWELL, A Married Woman, EVELYN SMITH, A Married Woman, and ROY GOGGINS, An Unmarried Man**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2002.

[Signature]
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 5, 2003
BOUNDED THRU NOTARY PUBLIC UNDERWRITERS



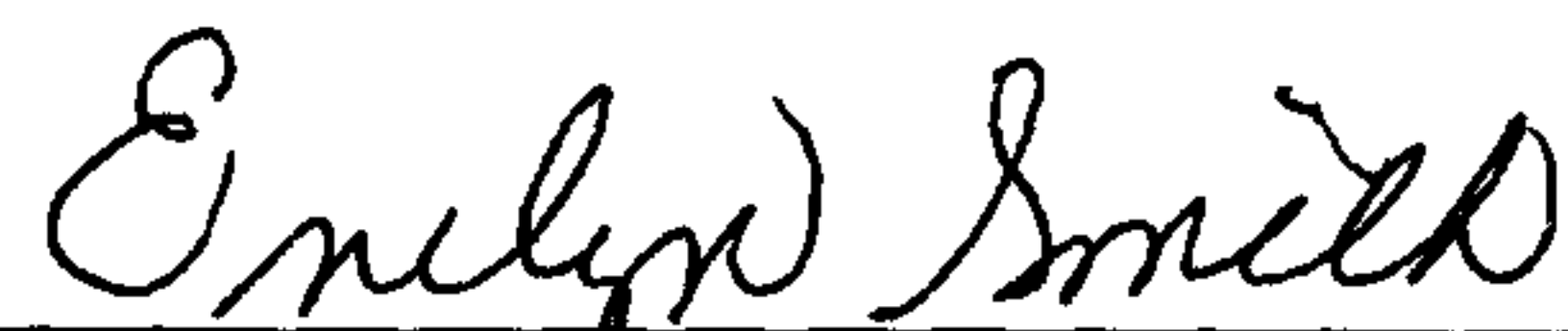
“Exhibit A”

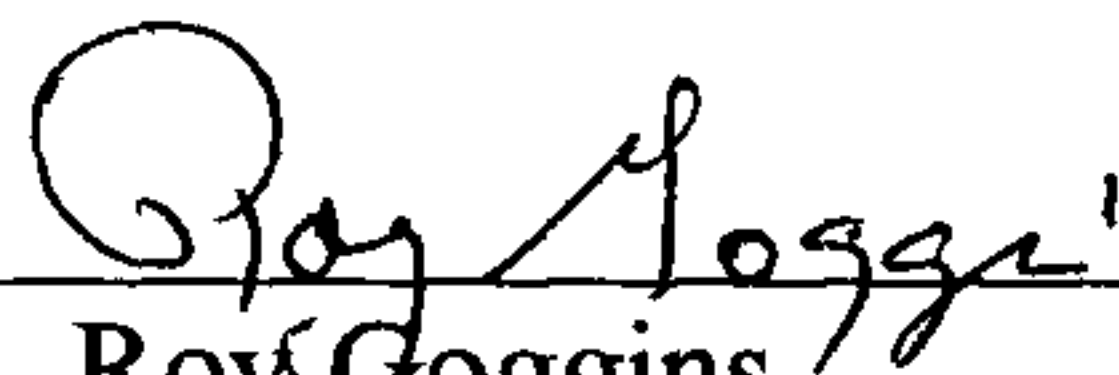
Lot 4, according to the Survey of L. E. Shaw's Addition, as recorded
in Map Book 3, Page 49, in the Probate Office of Shelby County, Alabama.

ALSO described as:

Begin at the Southeast corner of the Southwest 1/4 of the Northeast 1/4
of Section 19, Township 22 South, Range 3 West, Shelby County, Alabama;
thence Northerly along the East boundary of said 1/4 - 1/4 section 43.00 feet
to intersection with the North right of way boundary of Montevallo-Aldrich
Road; thence 89 degrees 50 minutes left in a Westerly direction along said
right of way boundary 315.00 feet to the point of beginning; thence continue
Westerly along said right of way boundary 137.00 feet; thence 89 degrees
50 minutes right in a Northerly direction 410.00 feet; thence right 90 degrees
10 minutes in an Easterly direction 137.00 feet; thence 89 degrees 50 minutes
right in a Southerly direction 410.00 feet to the point of beginning.


Sue Powell


Evelyn Smith


Roy Goggins