


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

Send Tax Notice To:
McCullough Oil Co.
P.O. Box 579
Fultondale, AL. 35068

WARRANTY DEED


20030407000204560 Pg 1/1 201.00
Shelby Cnty Judge of Probate, AL
04/07/2003 09:26:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One hundred ninety thousand and No/100 Dollars (\$190,000.00), 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 McCullough Snappy Service Oil Company, Inc., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, of the Amended Plat of Final Plat, McCullough Oil Company's Resurvey of Parts of Lots 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15 and 16, Block 194 of Dunstan's Map of Calera, as recorded in Map Book 31 page 9, as recorded in Map Book 31 page 27, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2003 and thereafter; (2) Mineral and mining rights not owned by the Grantor; (3) Condemnation for highway right of way as set out in Book 21 page 1 and Inst. No. 1992-23768 in the Probate Office; (4) Reservation of existing right-of ways or easements for public utilities and all utility facilities situated in the land vacated by the Resolution No. R-2001-23 by the City Council of the City of Calera, Alabama, recorded in Inst. No. 2002-45669 in the Probate Office.

Grantor represents and warrants that there are no assessments due the city of Calera or any other governmental entity.

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

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.

31st **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the day of March, 2003.


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 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 31st day of March, 2003.


Notary Public

My Commission Expires: 0.2.2003