


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

Send Tax Notice To:
JAMES DUNAWAY
500 WILLOW BLVD
PULHAM, AL.
35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)


20030825000560310 Pg 1/2 58.00
Shelby Cnty Judge of Probate, AL
08/25/2003 08:28:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty-four thousand and 00/100 Dollars (\$44,000.00) 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 James E. Dunaway and Joyce D. Dunaway, (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:

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, reservations and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

RESTRICTIONS: THERE SHALL BE NO MORE THAN ONE RESIDENCE LOCATED ON THE PROPERTY CONVEYED HEREIN AND THE SUBJECT RESIDENCE SHALL CONTAIN NO LESS THAN 2500 SQUARE FEET OF HEATED AND COOLED AREA.

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

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, Randall H. Goggans, has hereunto set his hand and seal, this the 21st day of August, 2003.


Randall H. Goggans

STATE OF ALABAMA)
COUNTY OF Shelby)

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 21st day of August, 2003.


Notary Public
My Commission Expires: 3-1-06

Exhibit A

Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 21 South, Range 2 West; thence North 01 deg. 47 min. 58 sec. West a distance of 1314.55 feet; thence north 03 deg. 31 min. 46 sec. West a distance of 684.68 feet to the point of beginning; thence north 03 deg. 31 min. 46 sec. West a distance of 532.63 feet; thence North 89 deg. 57 min. 35 sec. West a distance of 453.72 feet; thence South 30 deg. 46 min. 16 sec. West a distance of 53.71 feet; thence South 32 deg. 14 min. 04 sec. East distance of 582.53 feet; thence North 88 deg. 02 min. 29 sec. East a distance of 203.39 feet to the point of beginning; being situated in Shelby County, Alabama.

SITUATED IN SECTION 11, TOWNSHIP 21 SOUTH,
RANGE 2 WEST, SHELBY COUNTY, AL.