

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


Send Tax Notice To:

RANDALL H. GOGGANS
30 BULLOCK ROAD
COLUMBIANA, AL
35051

WARRANTY DEED

Title and survey not examined by preparer.

STATE OF ALABAMA)
SHELBY COUNTY)


20040105000006430 Pg 1/2 18.00
Shelby Cnty Judge of Probate, AL
01/05/2004 11:18:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations plus the assumption of mortgage loans encumbering the property conveyed herein which loans equal the value of the property conveyed herein, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Randall H. Goggans and wife, Holly H. Goggans, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Double Oak Lane Development Co., Inc., (herein referred to as Grantee, whether one or more), 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 Grantors.

The Grantee expressly assumes and agrees to pay all sums due under the notes secured by mortgages of record to Union State Bank and Creed Development, LLC, all appearing for record in the Office of the Judge of Probate, Shelby County, Alabama.

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.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 2 day of January, 2004.


Randall H. Goggans


Holly H. Goggans

STATE OF ALABAMA)
 COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Randall H. Goggans and Holly H. Goggans, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of January, 2004.


Notary Public

My Commission Exp. 3-1-06

EXHIBIT A
GOGGANS TO
DOUBLE OAK LANE DEVELOPMENT CO., INC.

A parcel of land in the NE 1/4 of Section 27, Township 19 South, Range 2 West, in the Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of the NE 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 West, said point being the point of beginning: thence North 00 deg. 34 min. 45 sec. West a distance of 927.85 feet; thence North 88 deg. 28 min. 46 sec. West a distance of 484.80 feet; thence South 01 deg. 29 min. 37 sec. West a distance of 249.84 feet; thence North 88 deg. 30 min. 34 sec. West a distance of 698.65 feet; thence South 01 deg. 30 min. 24 sec. West a distance of 549.61 feet; thence North 88 deg. 30 min. 11 sec. West a distance of 240.20 feet; thence South 01 deg. 25 min. 52 sec. West a distance of 101.95 feet; thence South 47 deg. 33 min. 58 sec. West a distance of 362.84 feet; thence North 51 deg. 53 min. 12 sec. West a distance of 219.91 feet; thence South 66 deg. 43 min. 35 sec. West a distance of 226.01 feet; thence South 00 deg. 02 min. 59 sec. West a distance of 40.01 feet; thence North 88 deg. 35 min. 59 sec. West a distance of 19.95 feet; thence South 00 deg. 02 min. 59 sec. West a distance of 270.86 feet; thence North 89 deg. 57 min. 01 sec. West a distance of 223.86 feet; thence South 00 deg. 02 min. 59 sec. West a distance of 842.58 feet; thence South 89 deg. 13 min. 00 sec. East a distance of 549.06 feet; thence North 51 deg. 48 min. 39 sec. East a distance of 649.75 feet; thence North 00 deg. 33 min. 45 sec. West a distance of 506.11 feet; thence North 51 deg. 50 min. 03 sec. East a distance of 649.81 feet; thence South 88 deg. 58 min. 15 sec. East a distance of 815.59 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Part of the North 1/2 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follow:

Beginning at an existing iron rebar, being the locally accepted Southeast corner of Lot 10-A, Resurvey of Lot 10, Parkview, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 15 page 101, run in a Northerly direction along the East line of said Lot 10-A for a distance of 147.94 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 84 deg. 31 min. 16 sec. and run in an Easterly direction for a distance of 51.71 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 113 deg. 07 min. 16 sec. and run in a Southwesterly direction for a distance of 126.51 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 4 deg. 28 min. 17 sec. and run in a Southwesterly direction for a distance of 34.89 feet, more or less, to the point of beginning.

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TOGETHER WITH:

A parcel of land situated in SW 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Beginning at the Southeastern most corner of Lot 19, Cherokee Forest, 1st Sector as recorded in Map Book 5, Page 17 in the Probate Office of Shelby County and the Southwestern most corner and westerly right-of-way line of Double Oak Lane, (50' Row); thence S 88 degrees 44' 22" E for a distance of 20.00 feet; thence S 00 degrees 58' 43" W for a distance of 40.00 feet; thence N 88 degrees 44' 22" W a distance of 19.94 feet; thence N 00 degrees 05' 24" W for a distance of 40.01 feet to the point of beginning.

ALSO DESCRIBED AS ALL LAND EMBRACED BY THE SURVEY OF MOUNTAIN CREST ESTATES AS RECORDED IN MAP BOOK 32, PAGE 76 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.