

This Instrument was Prepared By:  
Mary F. Roensch  
P. O. Box 247  
Alabaster, Alabama 35007

MAIL TAX NOTICE TO:

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) to the undersigned GRANTORS, GREENBRIAR, LTD., and FLC LAND, Ltd. (herein referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS by their Managing General Partner, Farris Management Co., Inc., does by these presents, grant, bargain, sell and convey unto

**DANIEL E. GOGGINS**

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW ¼ of the SW ¼ of Section 3, and the NW ¼ of the NW ¼ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the SW corner of lot 20 of Sterling Gate Sector 3, Phase 2, as recorded in map book 29 page 84 in the office of the Judge of Probate in Shelby County, Alabama; thence S 59 51'5" E along the southwest line of said lot 20 a distance of 196.25'; thence S 47 2'12" W a distance of 230.98'; thence N 0 9'2" W a distance of 255.99' to the POINT OF BEGINNING. Said parcel of land contains 0.50 acres, more or less. Survey attached as Attachment A.

SUBJECT TO:

Easements and restrictions of record.

Subdivision restrictions recorded in Instrument 2002-09512 in Probate Office of Shelby County, Alabama as a part of lot 20, sector 3, phase 2.

Mining and mineral rights if not owned by GRANTOR.

This deed is executed pursuant to that certain contract between Farris Management Co., Inc. as Managing General Partner of Greenbriar, Ltd. and FLC Land, Ltd., and Daniel E. Goggins dated February 24, 2004.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS by their Managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, who is authorized to execute this conveyance for Greenbriar, Ltd., and FLC LAND, Ltd., hereto set its signature and seal, this 26<sup>th</sup> day of February, 2004.

GREENBRIAR, LTD., an Alabama Partnership,  
FLC LAND, Ltd., an Alabama Partnership,  
by Farris Management Co., Inc.,  
as Managing General Partner

BY: Mary F. Roensch  
Mary F. Roensch, President

STATE OF ALABAMA    )

SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREENBRIAR, LTD., an Alabama Partnership, and FLC LAND, Ltd., an Alabama Partnership, by their managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, Mary F. Roensch, as President of Farris Management Co., Inc., Managing General Partner of Greenbriar, Ltd. and FLC LAND, Ltd., with full authority, executed the same voluntarily for and as the act of said Corporation as General Manager for said Partnerships, on the day the same bears date.

Given under my hand and official seal this 26 day of Feb., 2004.

  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 7, 2006  
SCANNED FROM NOTARY PUBLIC UNDERWRITER