

Send Tax Notice To:

BRYAN L FOWLER

PO Box 548

Alabaster, AL 35007

20050201000048000 Pg 1/1 23.00
Shelby Cnty Judge of Probate, AL
02/01/2005 10:47:00 FILED/CERTIFIED

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **FIFTY TWO THOUSAND and NO/00 (\$52,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

RANDY H. GOGGANS, A married MAN

grant, bargain, sell and convey unto,

BRYAN L FOWLER

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

LOT 14 according to the Final Plat of Saginaw Commercial Park Phase 2 as recorded in Map Book 30 Page 60 in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

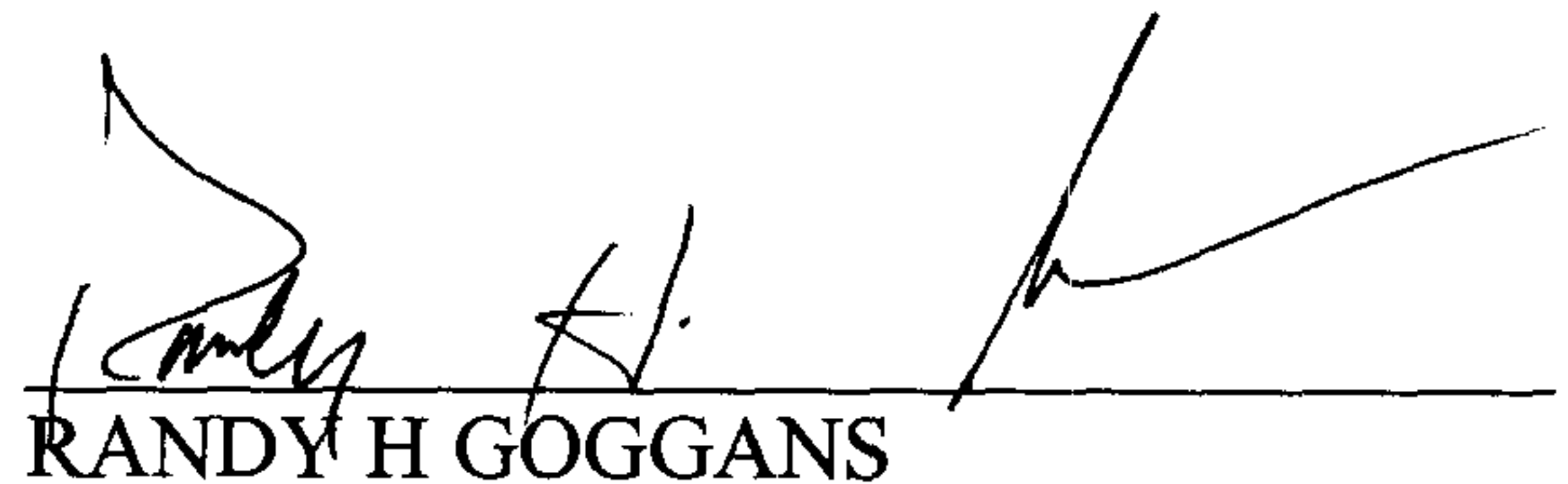
Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$40,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of January, 2005


RANDY H GOGGANS

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

RANDY H GOGGANS

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 25TH day of January 2005.


Notary Public

My Commission Expires: 10-16-08