

Send Tax Notice To:
Mayhall Properties, Inc.
P.O. Box 570
Alabaster, Alabama 35007

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF TWO HUNDRED SEVENTY THOUSAND SEVEN HUNDRED TWENTY and No/100 DOLLARS (\$270,720.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **DAVID N. GOGGINS and wife, REBECCA N. GOGGINS**, (herein referred to collectively as Grantor), do grant, bargain, sell and convey unto **MAYHALL PROPERTIES, INC.**, an Alabama corporation (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

Commence at the Northwest corner of the SW ¼ of SE ¼ of Section 26, Township 21 South, Range 3 West and run in an Easterly direction along said ¼-¼ Section 540.50 feet to a point; thence turn 80 degrees 56 minutes 30 seconds right and run South for 150.60 feet to a point; thence turn 80 degrees 56 minutes 30 seconds left and run Easterly 280.00 feet to a point on the West line of Alabama Highway 119; thence turn 86 degrees 18 minutes 33 seconds right (angle measured to chord) and run Southerly along said line in the arc of a curve to the right having a radius of 2100.00 feet and a central angle of 7 degrees 52 minutes 40 seconds for 288.74 feet to a point; thence turn 92 degrees 15 minutes 16 seconds right (angle measured to chord) and run Westerly 821.02 feet to a point; thence turn 86 degrees 11 minutes 08 seconds right and run northerly 459.14 feet to the point of beginning.

Situated in Shelby County, Alabama.

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246,612.50

~~\$250,000.00~~ of the above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2006 and subsequent years;
2. Transmission Line Permits granted to Alabama Power Company by instrument recorded in Deed Book 112, page 456 in the Probate Office of Shelby County,

- Alabama;
3. Rights of way to South Central Bell as recorded in Real Record 12, page 152 in the Probate Office.
 4. Right of way to Shelby County as recorded in Deed Book 124, Page 202 in Probate Office.
 5. Easement to Plantation Pipe Line Company as recorded in Deed Book 112, Page 313 in Probate Office.
 6. Any and all matters of record; and
 7. All matters that would be revealed by a current and accurate physical survey of the subject property.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever .

Grantor, for itself, its successors and assigns, does hereby and in consideration of the premises, warrant and will forever, defend the title to the above described and hereby granted premises unto the said **MAYHALL PROPERTIES, INC**, an Alabama corporation, its successors and assigns, from and against itself, and all persons claiming or holding under it, the said Grantor, and also against the lawful claims or demands of all persons whomsoever, covenanting that it is seized in fee thereof; that it has good and lawful right to sell and convey the same, as aforesaid; that the same is free and clear of all encumbrances, except as specified above and herein.

20th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of February, 2006.

DAVID N. GOGGINS

REBECCA N. GOGGINS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DAVID N. GOGGINS and REBECCA N. GOGGINS, 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 20th day of February, 2006.

REK
NOTARY PUBLIC

My commission expires: 5-13-2008

Shelby County, AL 03/02/2006
State of Alabama

Deed Tax: \$24.50