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

Send Tax Notice To:
CHANDLER PROPERTY LLC
90 Randall H. Goggans
30 Boulder Ridge
Columbiana, AL 35051

$120,400.50 VALUE
97

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars ($10.00), and other good and valuable considerations, to the undersigned, Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Randall H. Goggans, a married man, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Chandler Property, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW 1/4 of the NW 1/4 of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2007 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Rights of others to the use of Yellow Leaf Creek; (4) Mineral and mining rights not owned by the Grantor.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

This property is not the homestead of the Grantor or his spouse.

20070118000026860 1/1 $12.00
Shelby Cnty Judge of Probate, AL
01/18/2007 10:28:25AM FILED/CERT

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 their hand and seal, this the ~~3rd~~ 5th day of January, 2007.

Randall H. Goggans

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand and official seal this ~~3rd~~ 5th day of January, 2007.

Notary Public
My Commission Exp. 3-1-2010

C:\MyFiles\GOGGANS\Chandler Properties; Harris\warranty.ded RHG to Chandler.doc