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 Boulder Ridge
Columbiana Al.
35051

WARRANTY DEED

20070125000039030 1/2 $184.00
Shelby Cnty Judge of Probate,AL
01/25/2007 12:44:49PM FILED/CERT

$1,250,000.00 unpaid

STATE OF ALABAMA)
SHELBY COUNTY)

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

Described on Exhibit A attached hereto and incorporated by reference herein.

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

$1,080,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

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 12 day of January, 2007.

Jeffrey M. Stern

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Jeffrey M. Stern, 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 12 day of January, 2007.

Notary Public
My Commission Exp. 3-1-2010

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EXHIBIT 'A'

LEGAL DESCRIPTION

PARCEL I

A parcel of land lying in the SW 1/4 of Section 8 and the NE 1/4 of Section 17, Township 20 South, Range 2 West, City of Pelham, Shelby County, Alabama and being more particularly described as follows:

Commencing at the NW Corner of the SW 1/4 of the SW 1/4 of said Section 8, Township 20 South, Range 2 West, City of Pelham, Shelby County, Alabama and a capped rebar (Weygand) found in place; thence S 86°59'49" E for a distance of 846.58 feet to the Point of Beginning and the northeast corner of Lot 9 High Hampton Estates Phase Two as recorded in Map Book 34, Page 133 in the Judge of Probate Office in Shelby County, Alabama and a capped rebar (Farmer) found in place; thence S 87°38'34" E for a distance of 498.45 feet to the NW corner of the SE 1/4 of the SW 1/4 said Section 8 and a pine knot found in place; thence S 87°12'20" E along the northerly line of said 1/4-1/4 Section for a distance of 1296.29 feet to the NE corner said 1/4-1/4 Section and a pine knot found in place; thence S 00°30'43" E along the easterly line of said 1/4-1/4 Section for a distance of 1300.06 feet to the SE corner of said 1/4-1/4 Section and a pine knot found in place; thence N 87°46'52" W along the southerly line of said 1/4-1/4 Section for a distance of 1313.05 feet to the NE 1/4 corner of the NW 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 2 West, City of Pelham, Shelby County, Alabama and a pine knot found in place; thence S 00°31'53" E along the easterly line of said 1/4-1/4 Section for a distance of 1324.36 feet to a pine knot found in place; thence N 75°49'55" W for a distance of 919.96 feet to the SE corner of Lot 78A Resurvey of Lots 78, 79, 80, 81, and 82 High Hampton Sector 1 as recorded in Map Book 38, Page 9 in the Judge of Probate Office in Shelby County, Alabama and a capped rebar (Farmer) found in place; thence N 00°54'59" W along the east line of said Lot 78A for a distance of 445.69 feet to the SE corner of Lot 80A of said Resurvey and a capped rebar (Farmer) found in place; thence N 03°33'18" E along the east line of said Lot 80A for a distance of 150.00 feet to the NE corner of Lot 80A of said Resurvey and a capped rebar (Farmer) found in place; thence N 86°26'42" W along the northerly line of said Lot 80A for a distance of 126.14 feet to a point on the easterly line of Lot 81A of said Resurvey and a capped rebar (Farmer) found in place; thence N 22°38'29" E along the easterly line of said Lot 81A for a distance of 147.12 feet to a capped rebar (Farmer) found in place; thence N 54°21'10" W along the northerly line of said Lot 81A for a distance of 52.14 feet to the SE corner of Lot 82A of said Resurvey and a capped rebar (Farmer) found in place; thence N 10°38'48" E along the easterly line of said Lot 82A for a distance of 384.82 feet to a capped rebar (Farmer) found in place; thence N 86°51'19" W along the northerly line of said Lot 82A for a distance of 129.10 feet to the easterly right of way of High Hampton Road and a capped rebar (Farmer) found in place to the beginning of a curve to the right, said curve having a radius of 637.06 feet and a chord bearing of N 16°54'38" E; thence along said road right of way and the arc of said curve a distance of 72.84 feet to a capped rebar (Farmer) found in place and the beginning of a curve to the left, said curve having a radius of 705.71 feet and a chord bearing of N 15°15'20" E; thence along said road right of way and along the arc of said curve a distance of 116.58 feet to a 5/8" capped rebar set (SMW LS 19753); thence N 10°31'23" E along said road right of way for a distance of 66.71 feet to a 5/8" capped rebar set (SMW LS 19753) and the beginning of a curve to the left, said curve having a radius of 330.00 and a chord bearing of N 02°02'53" E; thence along said road right of way and along the arc of said curve a distance of 97.63 feet to a 5/8" capped rebar set (SMW LS 19753); thence N 06°25'37" W along said road right of way for a distance of 348.45 feet to a 5/8" capped rebar set (SMW LS 19753) to the beginning of a curve to the right, said curve having a radius of 470.00 feet and a chord bearing of N 02°46'03" E; thence along said road right of way and along the arc of said curve a distance of 103.99 feet to a 5/8" capped rebar set (SMW LS 19753); thence N 04°15'34" E along said road right of way for a distance of 67.16 feet to the SW corner of Lot 9 of High Hampton Estate Phase Two and a capped rebar (Farmer) found in place; thence S 72°45'14" E along the southerly line of said Lot 9 for a distance of 463.11 feet to a capped rebar (Farmer) found in place; thence N 39°04'37" E along the southeasterly line of said Lot 9 for a distance of 149.72 feet to a capped rebar (Farmer) found in place; thence N 39°49'47" W along the northeasterly line of said Lot 9 for a distance of 315.57 feet to a capped rebar (Farmer) found in place; thence N 43°03'03" E along the easterly line of said Lot 9 for a distance of 266.07 feet to the Point of Beginning.

PARCEL II

Lot 80A according to the Resurvey of Lots 78, 79, 80, 81 and 82, High Hampton, Sector 1, as recorded in Map Book 38 Page 9 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 01/25/2007
State of Alabama

Deed Tax:$170.00

20070125000039030 2/2 $184.00
Shelby Cnty Judge of Probate,AL
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Parcel III:

Lot 82A, according to the Resurvey of Lots 78, 79, 80, 81 and 82, High Hampton, Sector 1, as recorded in Map Book 38 Page 9, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.