This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
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Send Tax Notice To:

20070207000056750 1/2 $15.00
Shelby Cnty Judge of Probate,AL
02/07/2007 09:18:45AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Michaele Ann Drake Baker, a married woman, 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:

The south half of the Southwest ¼ of Section 9, Township 22, Range 1 West, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive easement as described in the Amended Order recorded in Inst. No. 20050426000198680 in the Probate Office, AND EASEMENT SET OUT ON ATTACHED EXHIBIT 'A'

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.

GRANTOR EXPRESSLY REPRESENTS AND WARRANTS THAT THERE IS ACCESS TO THE PROPERTY CONVEYED HEREIN TO A PUBLIC ROAD.

The property conveyed herein is not the homestead of the Grantor or her spouse.

The entire consideration is recited herein 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 31 day of January, 2007.

Michaele Ann Drake-Baker
Michaele Ann Drake Baker

STATE OF Maryland)
Anne Arundle **COUNTY**)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Michaele Ann Drake Baker, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January, 2007.

Katrina A. Grant
Notary Public
My Commission Exp. KATRINA A. GRANT
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES SEPT 28, 2009

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EXHIBIT 'A'
BAKER TO GOGGINS

20070207000056750 2/2 $15.00
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Together with beneficial rights obtained in the Non Exclusive Access and Utility Easement granted by Virginia Harris, widow of U.G. Harris to Michaele Drake Baker as set out by Instrument recorded in Instrument #20070207000056740 Probate Office of Shelby County, Alabama.