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

Send Tax Notice To:

20070417000178080 1/1 $31.00
Shelby Cnty Judge of Probate, AL
04/17/2007 02:12:38PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Thousand and 00/100 Dollars ($20,000.00) equity, 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), does hereby grant, bargain, sell and convey unto Brown Road, LLC, (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.

Together with beneficial rights obtained in the Non-Exclusive Access and Utility Easement granted by Virginia Harris, widow of U.G. Harris to Michaela Drake Baker as set out by instrument recorded in Inst.#20070207000056740 in the Probate Office.

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; (4) Mortgages of record.

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

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 11th day of April, 2007.

Randall H. Goggans

STATE OF Alabama **)**
Shelby **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 11th day of April, 2007.

Robbie B Sumner
Notary Public
My Commission Exp. 4-08

Shelby County, AL 04/17/2007
State of Alabama

Deed Tax:$20.00