

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

Send Tax Notice To:

Brightwater Properties LLC  
30 Boulder Ridge  
Columbiana, AL 35057

**STATUTORY WARRANTY DEED**

20071228000583290 1/2 \$235.00  
Shelby Cnty Judge of Probate, AL  
12/28/2007 03:38:07PM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

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

See Exhibit A, attached hereto and incorporated by reference herein for the legal description of the property conveyed herein.

Together with all rights of ingress and egress (the Rights) set out in warranty deed which is recorded in Instrument Number 20060322000135470 as corrected in the Probate Office of Shelby County, Alabama. The Rights are conveyed without warranty.

**SUBJECT TO:** (1) Taxes due in the year 2008 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; and (4) all mortgages encumbering the property conveyed.

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

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

**IN WITNESS WHEREOF,** the undersigned has hereunto set his hand and seal, this the 26<sup>th</sup> day of Dec, 2007.

Randall H. Goggans  
Randall H. Goggans

STATE OF ALABAMA )  
Shelby COUNTY )

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

Given under my hand and seal this 26<sup>th</sup> day of Dec, 2007.

Robbie B. Simmon  
Notary Public  
My Commission Expires: 4-08

Shelby County, AL 12/28/2007  
State of Alabama

Deed Tax: \$221.00





20071228000583290 2/2 \$235.00  
Shelby Cnty Judge of Probate, AL  
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Exhibit A  
ALTA Loan Policy

**LOAN POLICY**  
ISSUED BY

***First American Title Insurance Company***

**SCHEDULE A - LEGAL DESCRIPTION**

Issuing Office File No.: 153800

Policy No. FA-31-1188366

**Parcel I**

East  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  of Section 13, Township 19, Range 1 East and the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 18, Township 19, Range 2 East, in Shelby County, Alabama.

Less and except any portion of the land set out in the deed recorded as Inst. No. 1999-44903 in the Probate Office being further described as follows:

A part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, Township 19 South, Range 2 East being more particularly described as follows:

Commence at the Northeast corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section thence South along the East line 420 feet to the point of beginning, thence run westerly along the South boundary of a tract conveyed to William Cunningham 312 feet to a point on the Southwest corner of said Cunningham tract, thence North along West line of the Cunningham tract 420 feet more or less to a point on the North boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section line thence West along North line 88 feet thence left and run South parallel with the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 577 feet thence left and run East 400 feet more or less to a point on the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, thence left and run North along said East line 157 feet more or less to the point of beginning in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Also Less and Except:

A part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, Township 19 South, Range 2 East and being more particularly described as follows:

Begin at the Northeast corner of the said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for the point of beginning; thence run Southerly 420 feet along the  $\frac{1}{4}$  -  $\frac{1}{4}$  section line to a point; thence run Westerly 312 feet to a point; thence Northerly 420 feet, more or less, to the North boundary line of  $\frac{1}{4}$  -  $\frac{1}{4}$  section; thence Easterly 312 feet, more or less, to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Parcel II**

The West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 19 South, Range 1 East in the probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Parcel III**

The West 50 feet of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 19 South, Range 1 East, situated in Shelby County, Alabama, and that part of the West 100 feet of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of section 24, Township 19 South, Range 1 East, lying North of right of way of Florida Short Route Highway, situated in said County, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.