

WARRANTY DEED
Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Forty Seven Thousand, Five Hundred and no/100's Dollars (\$247,500.00)** to the undersigned grantor,

BARBARA LYN SATURDAY, an unmarried woman

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

WILLIAM K. GOGGANS and ALICE S. GOGGANS

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 36, township 20 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the Northwest ¼ of the Southwest ¼ of Section 36, Township 20 South, Range 2 West; thence North 86 degrees 19 minutes 57 seconds East a distance of 142.35 feet (meas.), 150.00 feet (deed); thence South 3 degrees 40 minutes 03 seconds East a distance of 850.88 feet (meas.), 840.00 (deed), to the POINT OF BEGINNING; thence continue along the last described course a distance of 410.48 feet (meas.), 376.00 feet (deed) to a point on the centerline of Shelby County Highway No. 331 (Firetower Road – Prescriptive Use R.O.W.), said point lying on a curve to the left (concave Northwesterly) having a radius of 214.29 feet and a central angle of 19 degrees 45 minutes 23 seconds; thence along said centerline and the arc of said curve a distance of 73.89 feet, said arc subtended by a chord which bears North 18 degrees 46 minutes 49 seconds East a distance of 73.52 feet, to the end of said curve; then North 8 degrees 54 minutes 07 seconds East along said centerline a distance of 225.15 feet to a point on a curve to the left having a radius of 1075.89 feet and a central angle on a curve to the left having a radius of 1075.89 feet and a central angle of 10 degrees 03 minutes 44 seconds; thence along said centerline and the arc of said curve a distance of 188.94 feet, said arc subtended by a chord which bears North 3 degrees 52 minutes 15 seconds East a distance of 188.70 feet, to the end of said curve; thence North 1 degree 09 minutes 37 seconds West along said centerline a distance of 96.94 feet to a point on a curve to the left having a radius of 1123.67 feet and a central angle of 1 degree 57 minutes 17 seconds; thence along said centerline and the arc of said curve a distance of 38.33 feet, said arc subtended by a chord which bears North 2 degrees 08 minutes 15 seconds West a distance of 38.33 feet, to the end of said curve; thence North 89 degrees 17 minutes 47 seconds West and thence South 4 degrees 33 minutes 37 seconds East a distance of 201.49 feet (meas.), 210.00 (deed) to a fence corner; thence South 87 degrees 26 minutes 15 seconds West a distance of 219.03 feet (meas.), 201.00 feet (deed) to the Point of Beginning.

LESS AND EXCEPT a prescriptive use right-of-way belonging to Shelby County Highway No. 331 (Firetower Road).

Address: 3277 Highway 331, Columbiana, Alabama 35051

Parcel ID: 14-7-36-0-000-016.000

Subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest.**
- 2. Any lien or a right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by public records.**
- 3. 2010 and subsequent years ad valorem taxes.**
- 4. Any lien or a right to a lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by public records.**
- 5. Any encroachments, easements, measurements, variation in area or content, party walls or other facts which a current accurate survey of the premises would show.**
- 6. Rights or claims of parties in possession not shown by public records.**
- 7. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled in lands.**
- 8. Less and except any part of subject property lying within a road right-of-way.**
- 9. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.**
- 10. Terms, agreements and right of way to Alabama Power Company as recorded in Instrument No. 2002-18698.**

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 16th day of July, 2010.



20100721000232300 3/3 \$265.50
Shelby Cnty Judge of Probate, AL
07/21/2010 11:34:35 AM FILED/CERT

WITNESS:

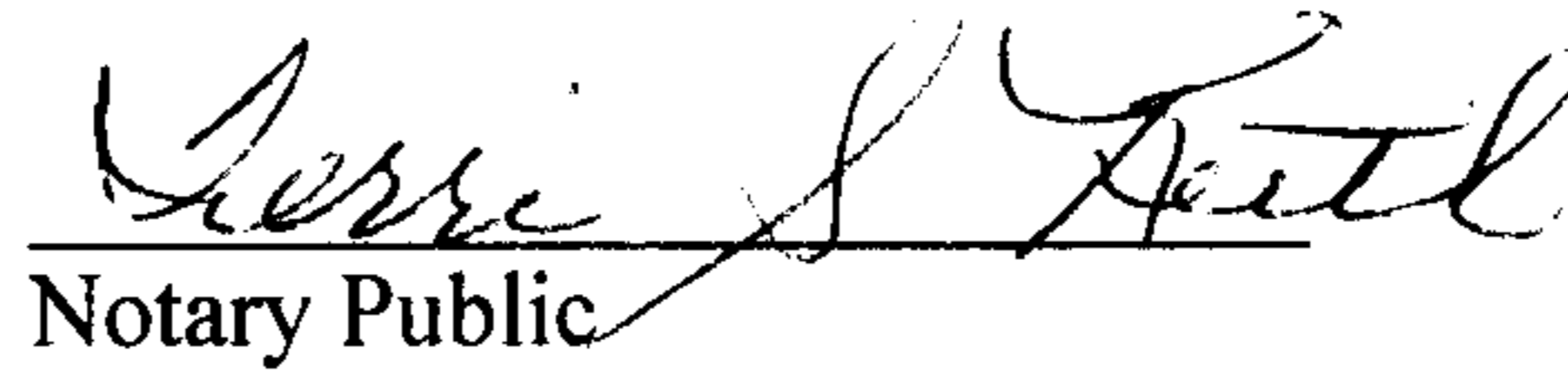

BARBARA LYN SATURDAY

STATE OF ALABAMA
SHELBY COUNTY

State of Alabama
Deed Tax : \$247.50

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Barbara Lyn Saturday, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16th day of July, 2010.


Notary Public

THIS INSTRUMENT WAS PREPARED BY:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
William K. Goggans
3277 Highway 331
Columbiana, Alabama 35051

