


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

Send Tax Notice To:  
BRANDON W. BOGGAN  
2104 SWAN LAKE CIRCLE  
BIRMINGHAM, AL.  
35244

**WARRANTY DEED**

  
20100803000246990 1/1 \$57.00  
Shelby Cnty Judge of Probate, AL  
08/03/2010 01:05:35 PM FILED/CERT

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Oak Mountain 93, LLC, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Brandon W. Boggan, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7A, according to the Resurvey of Lots 6-8 Oak Mountain Preserve Phase I, as recorded in Map Book 41, Page 127, in the Probate Office of Shelby County, Alabama.

Together with an easement for ingress/egress along the 60' easement of Oak Mountain Crest Way, as shown on Map Book 40, Page 144 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2010 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) All matters having to do with Oak Mountain Preserve Homeowners Association, Inc.; (4) Declaration of Restrictive Covenants for Oak Mountain Preserve; (5) Mineral and mining rights not owned by Grantor.

\$180,000.00 of the consideration was derived from mortgage loans closed simultaneously with the delivery of this deed.

**TO HAVE AND TO HOLD** to the said Grantee, his heirs, 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 29<sup>th</sup> day of July, 2010.

Oak Mountain 93, LLC

By: \_\_\_\_\_

Randall H. Goggans

Deed Tax : \$45.00

Its: Sole Member

STATE OF ALABAMA     )  
JEFFERSON COUNTY     )

**LLC ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Sole Member of Oak Mountain 93, LLC, 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 29<sup>th</sup> day of July, 2010.

\_\_\_\_\_  
Notary Public

My Commission Expires: 3.1.14