

## **WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Five Thousand and no/100 Dollars (\$ 25000.00)** and other good and valuable consideration to the undersigned grantor,

**RANDALL H. GOGGANS, a married man**

in hand paid by the grantee,

**BUILDER SYSTEMS, LLC**

the receipt whereof is hereby acknowledged the said Grantor does grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:


**Lot 643, according to the Survey of Deer Ridge Lakes Sector 6, Phase 1, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. 2010 and subsequent years ad valorem taxes.**
- 2. Easements, building lines and restrictions as shown on recorded map.**
- 3. Easements to Alabama Power**
- 4. Easement to Union State Bank.**
- 5. Restrictions in Instrument 2006-42909**
- 6. 35 foot set back line from Whitetail Run.**
- 7. 20 foot lake easement across the East side of said lot.**
- 8. Easement to Double Mountain Land, LLC.**
- 9. Easement to South Central Bell.**
- 10. Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.**

**The above described property is not the homestead of the grantor or his spouse.**

**All of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

  
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Shelby Cnty Judge of Probate, AL  
10/13/2010 09:47:53 AM FILED/CERT

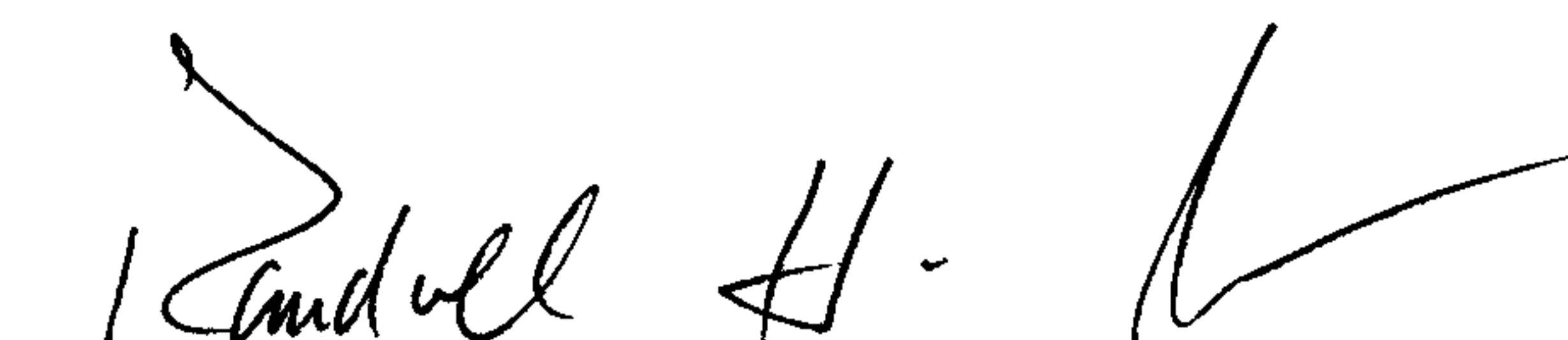
TO HAVE AND TO HOLD, to the said grantee, BUILDER SYSTEMS, LLC, their successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, their successors 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 grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 17th day of October, 2010.

WITNESS:

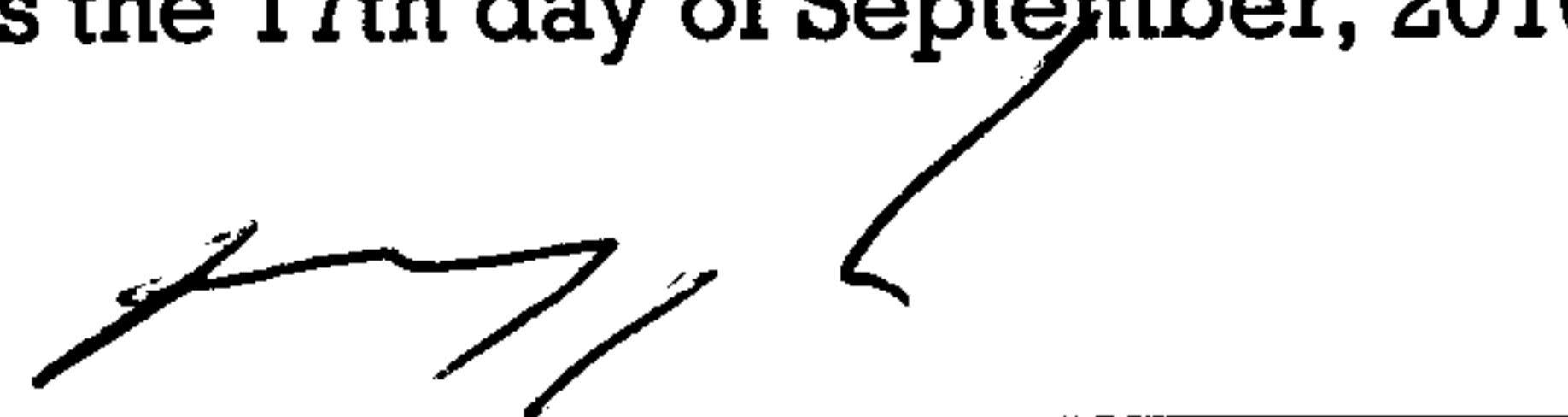
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RANDALL H. GOGGANS

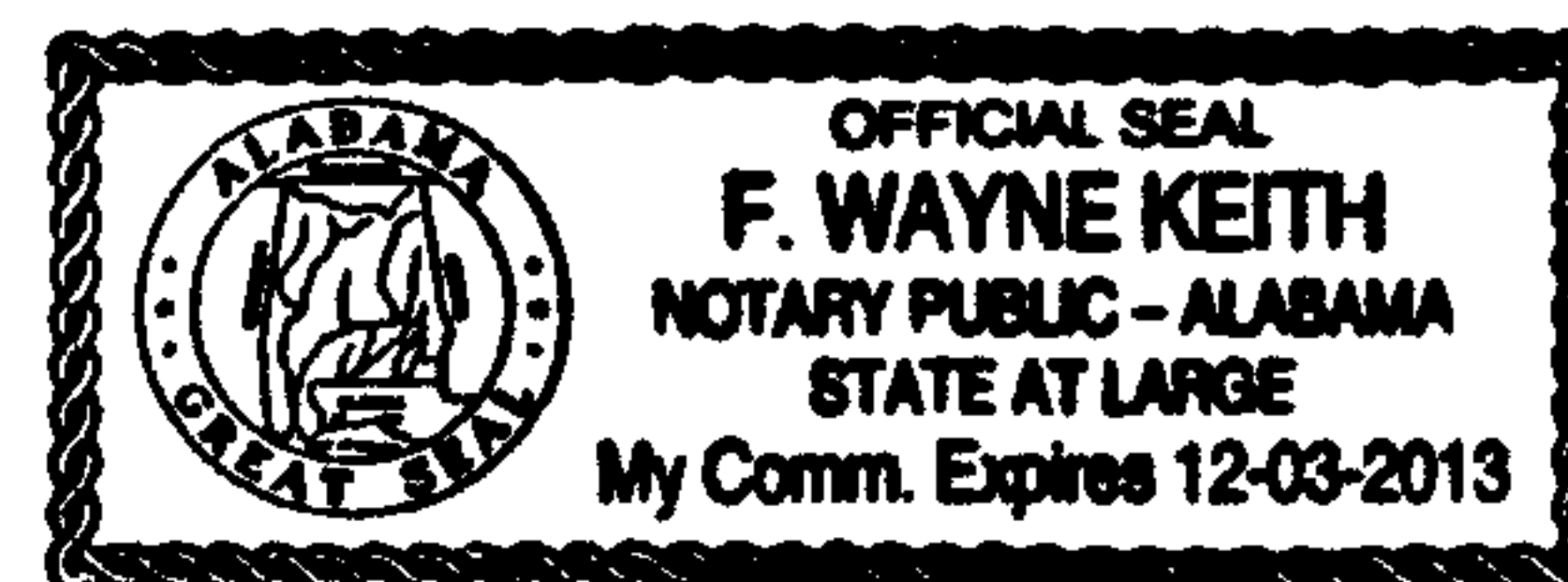
STATE OF ALABAMA  
COUNTY OF SHELBY

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 conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 17th day of September, 2010.

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

THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 150  
Birmingham, Alabama 35244



SEND TAX NOTICE TO:

  
20101013000339680 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
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