

\$ 170,000.00

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

Send Tax Notice To:

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20101210000415080 1/2 \$195.00
Shelby Cnty Judge of Probate, AL
12/10/2010 11:59:45 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00) 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, I, Regions Bank, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Randall H. Goggans, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto incorporated by reference herein.

Together with the hereditaments and appurtenances thereto belonging and all fixtures now attached to and used in connection with the premises herein described subject to right of way easements and restrictions of record in the Probate Office of Shelby County, Alabama, and existing special assessments, if any, which might adversely affect the title to the above described property.

Grantor does also hereby, remise, release quit claim, grant, sell and convey to Grantee all of its right, title and interest in and to that certain Easement 1 as set out in document recorded in Instrument Number 20060615000287030 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2011 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Matters that an accurate survey would disclose.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 1 day of October, 2010.

Regions Bank

By: 

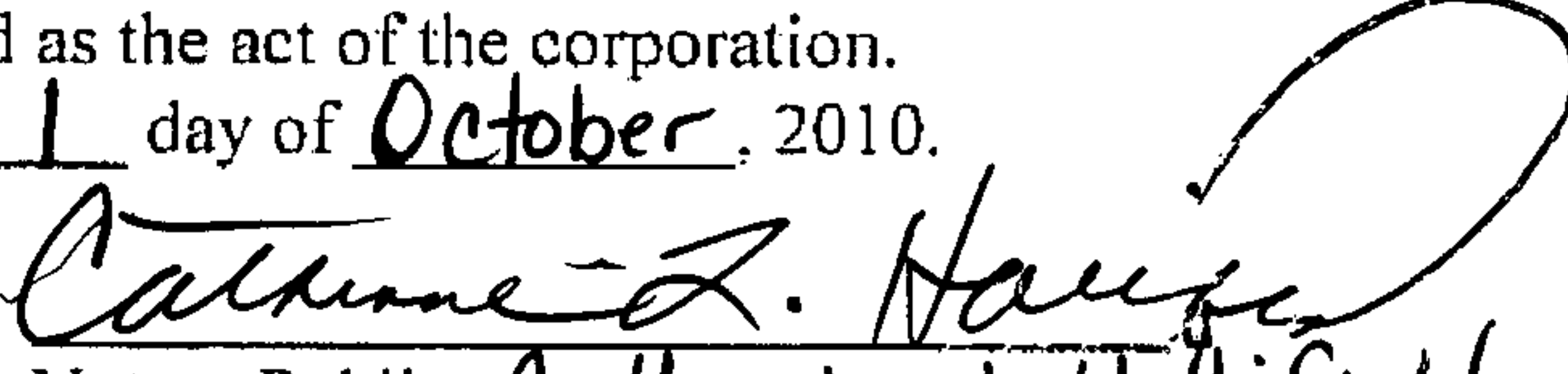
Its: Sr. Vice President

STATE OF ALABAMA)
Jefferson COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wade Parker, whose name as Sr Vice President of Regions Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 1 day of October, 2010.


Notary Public Catherine L. Hollifield
My Commission Exp. 05/29/2012

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EXHIBIT 'A' REGIONS TO GOGGANS

A tract of land situated in the Southeast $\frac{1}{4}$ of Section 11, Township 20 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Begin at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11 and run North 00 degrees 23 minutes 25 seconds West along the East said line of said section for 2002.29 feet to a point on the approximate 720 elevation, thence run South 60 degrees 50 minutes 39 seconds West for 1312.21 feet to a point on the approximate 720 elevation and the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section, thence run South 37 degrees 54 minutes 09 seconds West for 297.98 feet to a point on the approximate 720 elevation and the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence run South 55 degrees 36 minutes 17 seconds West for 1469.39 feet to approximate 720 elevation, thence run South 87 degrees 49 minutes 46 seconds East for 1220.46 feet, thence run South 00 degrees 11 minutes 22 seconds East for 200.18 feet to the Southwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11, thence run South 87 degrees 47 minutes 47 seconds East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 1335.52 feet to the point of the beginning.

Situated in Shelby County, Alabama.