

This Instrument Was Prepared By:
CHRISTOPHER R. SMITHERMAN, ATTORNEY AT LAW
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
James C. White
Post Office Box 600
Montevallo, Alabama 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
 WITH RIGHT OF SURVIORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES E. GOGGINS AND SALLY ANNE GOGGINS, (A MARRIED COUPLE)**, hereinafter called "GRANTOR's," DOES HEREBY GRANT, BARGAIN, SELL AND CONVEY unto **James C. White and Wanda K. White (a married couple)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

PARCEL - 3

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run North 00 degrees 00 minutes 10 seconds East for 209.94 feet; Thence run South 88 degrees 24 minutes 46 seconds East for 108.39 feet; Thence run North 48 degrees 30 minutes 42 seconds East for 176.02 feet To the point of beginning. From said point of beginning, run North 65 degrees 26 minutes 25 seconds West for 198.19 feet; Thence run North 88 degrees 20 minutes 40 seconds East for 241.71 feet; Thence run North 06 degrees 16 minutes 32 seconds West for 196.70 feet; Thence run South 78 degrees 50 minutes 48 seconds East for 295.39 feet; Thence run South 30 degrees 50 minutes 59 seconds West for 102.92 feet; Thence run North 51 degrees 58 minutes 34 seconds East for 73.08 feet; Thence run South 32 degrees 11 minutes 03 seconds East for 41.47 feet; Thence run South 66 degrees 04 minutes 02 seconds West for 39.01 feet; Thence run South 68 degrees 40 minutes 53 seconds West for 136.48 feet; Thence run South 66 degrees 04 minutes 02 seconds West for 121.57 feet; Thence run South 70 degrees 38 minutes 16 seconds West for 52.43 feet; Thence run South 48 degrees 30 minutes 42 seconds West for 39.50 Feet to the point of beginning.
SAID PARCEL CONTAINING 1.35 ACRES MORE OR LESS.

The above described parcel is Subject to and shall include an existing 12 foot non-exclusive easement for ingress and egress as recorded in instrument # 20050106000007810 in the Probate Office of Shelby County, Alabama.

The above described parcel is also subject to the following proposed non-exclusive 10 foot Ingress and Egress Easement being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run North 00 degrees 00 minutes 10 seconds East for 209.94 feet; thence run South 88 degrees 24 minutes 46 seconds East for 108.39 feet; thence run North 48 degrees 30 minutes 42 seconds East for 209.80 feet to the centerline and point of beginning of a proposed 10 foot ingress and egress easement from said point of beginning run along said centerline of said easement North 12 degrees 04 minutes 34 seconds West for 67.01 feet. Said easement being 5 feet left and 5 feet right of the above described centerline and for the purposes of ingress and egress.

Grantors reserve the right to use the 10 foot non-exclusive easement for utilities and for egress and ingress and the same shall remain with the land.

SUBJECT TO ALL ITEMS OF RECORD.

NOTE: This Property does not constitute homestead for the Grantor nor the Grantee.

NOTE: This Instrument was prepared without benefit of title.

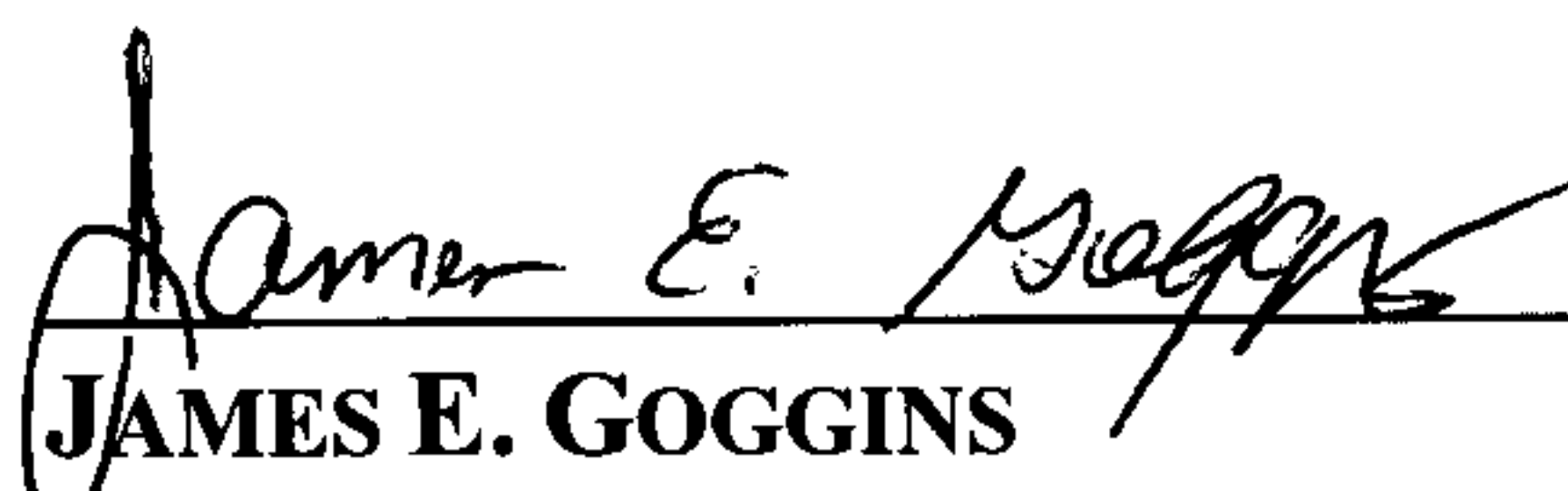
NOTE: The Legal Description is according to survey map prepared on September 3, 2011, by Michael Moates, Alabama License No: 19262.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims

IN WITNESS WHEREOF, the Grantor's has executed this Deed and set the seal of the Grantor thereto on this date the 30th day of September, 2011.

GRANTOR'S


JAMES E. GOGGINS


SALLY ANNE GOGGINS

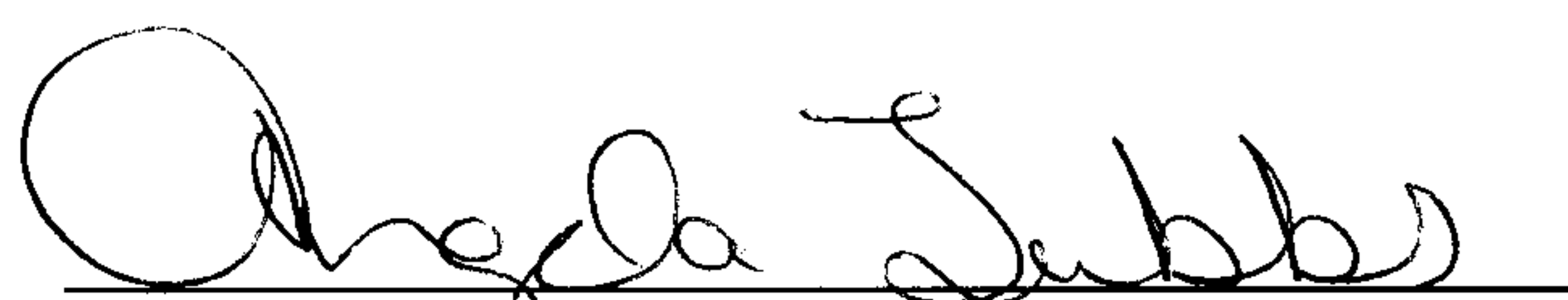
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, Angela Tubbs a Notary Public for the State at Large, hereby certify that the above posted name, **JAMES E. GOGGINS**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of September, 2011.


NOTARY PUBLIC
My Commission Expires: 8/20/12

STATE OF ALABAMA

COUNTY OF SHELBY

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, **SALLY ANNE GOGGINS**, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of September 2011.

Angela Tubbs
NOTARY PUBLIC
My Commission Expires: 8/20/12