

THIS INSTRUMENT PREPARED BY:  
James F. Burford, III, Attorney at Law  
NAME: Suite 200, 100 Vestavia Office Park  
ADDRESS: Birmingham, AL 35216 475

Send Tax Notice To:  
Richard D. Anderson

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Two Thousand and No/100 Dollars (\$142,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I  
or we, Randall H. Goggans, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Richard D. Anderson

(herein referred to as grantees, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lots 73 through 76, according to the survey of Applegate Manor, as recorded in Map Book 9, Page 125 A, B and C, in the Probate Office of Shelby County, Alabama, together with all of the rights, privileges, easements and appurtenant ownership interest in and to the premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc., by deed recorded in Probate Office of Shelby County, Alabama, in Real 65, Page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, recorded in Real 63, Page 634 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in 1987 and thereafter. (2) Agreements, easements, restrictions and rights-of-way of record. (3) By-Laws of Applegate Townhouse Association, Inc. which are recorded as a part of the Declaration of Covenants, Conditions, and Restrictions for Applegate Townhouse as recorded in Real 65, Page 634 in Probate Office.

Mineral and mining rights are hereby quitclaimed to Grantee but are not warranted.

The property conveyed herein is not the homestead of the Grantor.

\$127,800.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

1. Deed Tax \$ 14.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 18.00

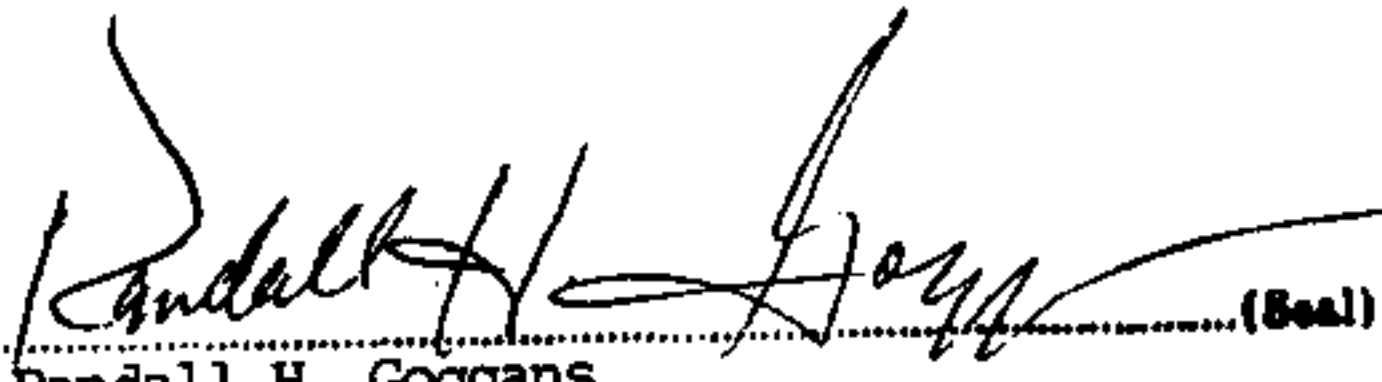
STATE OF ALABAMA  
I HEREBY FILED  
THIS INSTRUMENT  
1987 JAN -8 PM 12:12

BOOK 109 PAGE 90

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (ours) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 hands(s) and seal(s), this 31st day of December, 1986.

  
Randall H. Goggans (Seal)

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the \_\_\_\_\_ ears date. 31st December, A. D. 1986  
Given under my hand and official seal this \_\_\_\_\_ day, \_\_\_\_\_ A. D. 1986