

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
JAMES M. GILMORE

1448 Applegate Drive
Alabaster, AL 35007

81991-8661 * 3507

**STATE OF ALABAMA)
SHELBY COUNTY}**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIXTY-SEVEN THOUSAND Dollars and No/100's (\$67,000.00) to the undersigned grantor or grantors, JOANNA L. CRAWFORD, an unmarried woman and JAMES D. CRAWFORD, a married man, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto JAMES M. GILMORE (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 4, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest in and to 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 Real 318, page 135 and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63, Page 634 as amended by Corporation Record 43, Page 711; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the Grantor, James D. Crawford nor his spouse.

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

And I/we do for myself/ourselves, and for my/our heirs, executors and administrators, covenant with said GRANTEE 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, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 1st day of May, 1998.

Joanna L. Crawford
JOANNA L. CRAWFORD
James D. Crawford
JAMES D. CRAWFORD

**STATE OF ALABAMA)
JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOANNA L. CRAWFORD and JAMES D. CRAWFORD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of May, 1998.

Inst # 1998-16618
Notary Public

My Commission Expires: 5/29/99

05/07/1998-16618
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 20.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW