

This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Eight Thousand Five Hundred and No/100(\$138,500.00)DOLLARS

to the undersigned grantor, APPELEGATE REALTY, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

MARC J. KORNFIELD and NANCY B. KORNFIELD

(herein referred to as 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:

Lots 65 through 68, 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; 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 065, page 201, 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.

SUBJECT TO:

1. Ad valorem taxes due in the year 1986.
2. Building setback line of 30 feet reserved from Applegate Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including a 15 foot easement on
the West side, a 5 foot easement on the North side of Lot 65 and a 15 foot easement on the
Southwesterly side of Lots 66 - 68.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 63,
page 634, in the Probate Office of Shelby County, Alabama.
5. Right-of-way granted to South Central Bell by instrument recorded in Deed Book 337,
page 235, in said Probate Office.

\$124,625.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

INSTRUMENT WAS FILED

1986 MAR 24 PM 2:25

Roman H. Goggans, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 14.00
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	17.50

TO HAVE AND TO HOLD. To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, RANDALL H. GOGGANS
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of March 19 86

ATTEST:

APPELEGATE REALTY, INC.

By *Randall H. Goggans* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that RANDALL H. GOGGANS
whose name as President of APPELEGATE REALTY, INC.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 20th day of

March 19 86

Roman H. Goggans, Jr.
Notary Public