

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law

(Address) 1600 City Federal Building
Birmingham, Alabama 35203

Corporation Form Warranty Deed - 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 and No/100(\$138,500.00)- DOLLARS,

to the undersigned grantor, APPLEGATE REALTY, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto RONALD C. YEAGER

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

Lots 69 through 72, 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 Southwesterly side of Lots 69 - 72, a 15 foot easement on the South side and a 5 foot easement on the East side of Lot 72.
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.

\$124,650.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 18th day of March, 1986

ATTEST: I CERTIFY THIS INSTRUMENT WAS FILED

1986 MAR 24 PM 2:28

Secretary

APPLEGATE REALTY, INC.

By

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that RANDALL H. GOGGANS

whose name as President of APPLEGATE 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 18th day of March, 1986