

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law

1600 City Federal Building

(Address) Birmingham, Alabama 35203

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 Two Hundred Fifty Nine Thousand and No/100 (\$259,000.00)---DOLLARS

to the undersigned grantor, APPLGATE REALTY, INC.

a corporation,

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

J. WESLEY LIBB and EILEEN H. LIBB

(herein referred to as GRANTEEES) 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 45, 46, 47, 48, 49, 50, 51 and 52, 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, a 2.5 foot easement on the North of Lot 45 and a 2.5 foot easement on the South side of Lot 52.
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.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 59, page 376, in said Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 60, page 745 and covenants pertaining thereto recorded in Real 60, page 748, in said Probate Office.

\$233,100.00 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 GRANTEEES 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 contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of July 1986

ATTEST: 1. Deed Tax \$ 26.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

STATE OF ALABAMA TOTAL 29.50
COUNTY OF JEFFERSON

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 AUG -6 AM 10:22

APPLGATE REALTY, INC.

By *Randall H. Goggans*
President

I, the undersigned JUDGE OF PROBATE
State, hereby certify that Randall H. Goggans
whose name as President of APPLGATE 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 31st day of

July

Robert M. Goggans
Notary Public
1986