

This instrument was prepared by

1169

SEND TAX NOTICE TO:
Benjamin H. Johnson, III
817 Princeton Avenue
Suite 306
Birmingham, AL 35211

(Name) ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
(Address) Birmingham, AL 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 Fifty Five Thousand and No/100 (\$155,000.00)----- DOLLARS,
to the undersigned grantor, APPLGATE 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 BENJAMIN H. JOHNSON, III

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

Lots 7, 8, 9 and 10, 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 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 East sides of all lots. 4) Restrictions, covenants and conditions as recorded in Real 63, page 634, in the Probate Office of Shelby County, Alabama. 5) Right-of-way granted to South Central Bell recorded in Deed Book 337, page 235, in said Probate Office. 6) Easement to Alabama Power Company recorded in Real 59, page 376, in said Probate Office. 7) Agreement with Alabama Power Company as to underground cables recorded Real 60, page 745 and covenants pertaining thereto recorded in Real 60, page 748, in said Probate Office.

\$139,500.00 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 _____ President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 12th day of September, 1986

ATTEST: I CERTIFY THIS INSTRUMENT WAS FILED
1986 SEP 16 PM 2:42

Secretary
15.50
2.50
1.00
By
19.00

APPLEGATE REALTY, INC.
+ Randall H. Goggans
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 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.

Given under my hand and official seal, this the 12th day of September, 1986

Barnett & Jingle

Randall H. Goggans
Notary Public
MISSION EXPIRES 10-17-86