

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law

(Address) 1600 City Federal Building, Birmingham, AL 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 FORTY-SEVEN THOUSAND EIGHT HUNDRED and no/100 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 Britt G. Gibson and mother, Ruth B. Gibson

(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:

Lot 19, according to the 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, together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. by deed recorded in Real 65 page 201, in Probate Office of Shelby County, Alabama, and more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, recorded in Real 63 page 634 in Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes due in the current year; 2. Building setback line of 30 feet reserved from Applegate Drive as shown by plat; 3. Public utility easements as shown by recorded plat, including a 2.5 foot easement on the North side; 4. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 337 page 235 in Probate Office; 5. Easement to Alabama Power Company as shown by instrument recorded in Real 59 page 376 in Probate Office; 6. Agreement with Alabama Power Company as to underground cables recorded in Real 60 page 745 in Probate Office; and 7. Declaration of Covenants, conditions and restrictions of Applegate Townhouse, as recorded in Real 63 page 634 in Probate Office.

* and covenants pertaining thereto recorded in Real 60 page 748 in Probate Office.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 DEC -3 AM 9:22

JUDGE OF PROBATE

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, Randall H. Goggans who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of November 1986.

ATTEST:

1. Deed Tax \$ 48.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

STATE OF ALABAMA }
COUNTY OF JEFFERSON } TOTAL

51.50

APPLGATE REALTY, INC.

By Randall H. Goggans, ITS President

I, the undersigned
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 25th day of November 1986.

Barnett Single

Notary Public