

SEND TAX NOTICE TO:
Micheal G. Kiker
1519 Applegate Lane
Alabaster, AL 35007

2435

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 Forty Seven Thousand Five Hundred and No/100 (\$47,500.00) ---

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

MICHAEL G. KIKER and PATRICIA M. KIKER

(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:

Lot 48, 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 1987. 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 easements of 15 feet on the West and a 5 foot Pedestrian easement on the
North side of Lot. 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.

\$45,100.00 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 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 22nd day of December 1986

ATTEST:

APPLEGATE REALTY, INC.
By Randall H. Goggans
RANDALL H. GOGGANS Its President

STATE OF ALA. SHELBY CO. Secretary
I CERTIFY THIS
STATE OF ALABAMA INSTRUMENT WAS FILED
COUNTY OF SHELBY
1986 DEC 30 AM 3:28
Deed TAX 2.50
Rec 2.50
1.00
6.00

I, the undersigned
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 at
the act of said corporation,

Given under my hand and official seal, this the 22nd day of December

Barnett, Tingle

