

This instrument was prepared by  
James F. Burford, III  
(Name) Attorney at Law  
Suite 200  
(Address) 100 Vestavia Office  
Park  
Birmingham, AL 35216  
Corporation Form Warranty Deed



473  
This form furnished by:  
**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Road  
P O Box 689  
Pelham, Alabama 35124  
Telephone 988-5600



STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of One Hundred Fifty Two Thousand Five Hundred and No/100 -----DOLLARS,  
(\$152,500.00)

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

Larry W. Guy

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

Lots 1, 2, 3 and 4, 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, together with all the rights, privileges, easements and appurtenant ownership interest in  
and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Association,  
Inc., by deed recorded in Real 65, Page 201 in the 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.

SUBJECT TO: (1) Mortgage given by Applegate Realty, Inc. to National Bank of Commerce, recorded  
in Real 88, Page 940 in the Probate Office. (2) Subject to the By-Laws of Applegate Townhouse  
Association, Inc., which are recorded as a part of the Declaration of Covenants, Conditions and  
Restrictions for Applegate Townhouse as recorded in Real 65, Page 634 in Probate Office.  
(3) Easements, restrictions, agreements and rights-of-way of record.

Mineral and mining rights are hereby quitclaimed to Grantee but are not warranted.

\$137,250.00 of the consideration recited herein was derived from a purchase money wrap around  
mortgage executed simultaneously herewith.

87 PAGE 109 BOOK  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1987 JAN -8 PM 12:08

Thomas W. Swann, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 15.50  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 19.00

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 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 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 31st day of December 1986

ATTEST:

APPLEGATE REALTY, INC.

By

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 Applegate Realty, Inc.

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 31st day of December

