

This instrument was prepared by

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SEND TAX NOTICE TO:
William Robert Smith and
Mary M. Smith
1312 Applegate Drive
Arabastey, AL 35007

(Name) ROBERT R. SEXTON, Attorney at Law

(Address) 1600 City Federal Building, 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-Nine Thousand Three Hundred and No/100 (\$49,300.00)----DOLLARS

to the undersigned grantor, APPELEGATE 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

WILLIAM ROBERT SMITH and MARY M. SMITH

(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 33, 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 Drive as shown by plat.
- 3) Public utility easements as shown by recorded plat, including easements of 15 feet along on the North side and 2.5 feet along the West 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.

\$49,793.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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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 contingent 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 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 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 2nd day of February 19 87

ATTEST:

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

APPELEGATE REALTY, INC.
By: *Randall H. Goggans* President

1987 FEB -5 AM 10:44

Recd 2.50
Jud 1.00
3.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

O. Gordon Robinson
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned *O. Gordon Robinson*
State, hereby certify that *Randall H. Goggans*
whose name as *President of APPELEGATE 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 2nd day of February

O. Gordon Robinson
NOTARY PUBLIC
ALABAMA

Barnett, Tugh