

SEND TAX NOTICE TO:

(Name) Michael W. Henson

(Address) 1402 AppleGate Dr.
ALABAMA, AL.
35007

This instrument was prepared by

567

(Name) James F. Burford, III, Attorney at Law

Suite 200, 100 Vestavia Office Park

(Address) Birmingham, Alabama 35216

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, 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 Dollars (\$49,300.00)

to the undersigned grantor, Applegate 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 W. Henson and Shirley A. Henson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 26, 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; being situated in Shelby County, Alabama, together with all 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 the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1987 and thereafter. (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 15 foot easement on the east and an irregular drainage
easement on the north as shown by plat. (4) Restrictions, covenants and conditions as
set out in instrument recorded in Real 63, Page 634, in Probate Office. (5) Right-of-way
granted to South Central Bell by instrument recorded in Deed Book 337, Page 235 in Probate
Office. (6) Easement to Alabama Power Company as shown by instrument recorded in Real
59, Page 376 in Probate Office. (7) Agreement with Alabama Power Company as to underground
cables recorded in Real 60, Page 745 and covenants pertaining thereto recorded in Real 60,
Page 748 in Probate Office. (8) Mineral and mining rights.

\$45,500.00 of the consideration recited herein was derived from a purchase money
mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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 31st day of March 19 87

ATTEST:

Deed TAX 4.00
Rec 2.50
Ind 1.00
2.50

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

APPLEGATE REALTY, INC.

Randall H. Goggans
President

STATE OF ALABAMA }
COUNTY OF JEFFERSON

1987 APR -8 AM 10:34

Thomas W. Snowdon, Jr.
JUDGE OF PROBATE

I, James F. Burford, III

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.

Given under my hand and official seal, this the 31st

day of March

1987

Notary Public