

This instrument was prepared by 522  
(Name) ROBERT R. SEXTON, Attorney at Law  
1600 City Federal Building  
(Address) Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Kathy A. Pritchett  
1310 Applegate Drive  
Alabaster, Alabama 35007

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand Three Hundred and No/100 (\$48,300.00)----- DOLLARS,  
to the undersigned grantor, APPLGATE 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 KATHY A. PRITCHETT

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

Lot 32, 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 a 15 foot easement on the Northeast side. 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.

\$48,630.00 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 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 3rd day of April, 1987.

ATTEST:

APPLGATE REALTY, INC.

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

STATE OF ALABAMA 1987 APR -8 AM 8:48

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. 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

3rd day of

April, 1987

Notary Public