

SEND TAX NOTICE TO:
Steve Hughes and Paula Hughes
1422 Applegate Drive
Alabaster, Alabama 35007

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-Six Thousand Eight Hundred and No/100 (\$46,800.00)-----DOLLARS

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

STEVE HUGHES and PAULA HUGHES

(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 16, 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 a 15 foot easement on the East 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.

\$47,073.00 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 2nd day of April 1987

ATTEST:

Handwritten:
Dec 2.50
Jud 1.00
3.50

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

APPLEGATE REALTY, INC.

By

Handwritten signature of Randall H. Goggans
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1987 APR -8 AM 8:31

I, the undersigned *Thomas A. S. ...* 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 2nd day of

Handwritten signature of Thomas A. S. ...
19 87
NOTARY PUBLIC
ALABAMA STATE AT L...