

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
(Address) Birmingham, AL 35203

SEND TAX NOTICE TO:
L. Brooks Burdette
1304 Applegate Drive
Alabaster, AL 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-Nine Thousand and No/100 (\$49,000.00)----- 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 L. BROOKS BURDETTE

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

Lot 29, 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 of lot. 4) Restrictions, covenants and conditions as recorded in Real 63, page 634, and amended in Real 125, page 299, 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 hereto recorded in Real 60, page 748, in said Probate Office.

\$49,300.00 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 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 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,

Vice

President, who is

this the 20th day of May, 1987

APPLGATE REALTY, INC.

ATTEST:

Secretary

By

VICE President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

MAY 27 AM 8:44

JUDGE OF PROBATE

a Notary Public in and for said County, in said State,

hereby certify that Gordon Robinson, III

whose name as Vice President of APPLGATE 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 20th day of

May, 1987

Notary Public

MY COMMISSION EXPIRES OCTOBER 17, 1990