

SEND TAX NOTICE TO:

(Name) Patricia G. Brackin
1302 Applegate Drive
 (Address) Alabaster, AL 35007
#58-23-2-10-0-001-006.33

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 16th Avenue South
 (Address) Birmingham, Alabama 35205
 Form TICOR 5300 1-84
 CORPORATION FORM WARRANTY DEED-TICOR TITLE INSURANCE

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand Three Hundred and no/100-----DOLLARS,

to the undersigned grantor, Applegate Realty, Inc.
 in hand paid by Patricia G. Brackin,

a corporation,

the receipt of which is hereby acknowledged, the said Applegate Realty, Inc.

does by these presents, grant, bargain, sell and convey unto the said

Patricia G. Brackin
 the following described real estate, situated in Shelby County, Alabama.

See Exhibit "A" attached hereto and made a part hereof
 this Warranty Deed.

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All of the consideration was paid from the proceeds of a
 mortgage loan.

TO HAVE AND TO HOLD, To the said Patricia G. Brackin, her

heirs and assigns forever.

And said Applegate Realty, Inc.
 and assigns, covenant with said Patricia G. Brackin, her

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
 brances 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

Patricia G. Brackin, her
 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Applegate Realty, Inc.

by its

Vice President, Gordon Robinson, III
 has hereto set its signature and seal, this the 26th

, who is authorized to execute this conveyance,
 day of June, 1987
 APPELATE REALTY, INC.

ATTEST:

By Gordon Robinson III
 Gordon Robinson, III Vice President

Secretary

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Gene W. Gray, Jr.
 said State, hereby certify that Gordon Robinson, III
 whose name as Vice 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.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 26th day of June, 1987

Colley, Morris, Brackin & Brackin

Notary Public

EXHIBIT "A"

Lot 20, 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 Deed 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 Deed 63 page 634 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1987 which are a lien, but not due and payable until October 1, 1987.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

BOOK 140 PAGE 122

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

1987 JUL 13 AM 11:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

| | | |
|------------------|----|-------------|
| 1. Dead Tax | \$ | <u> </u> |
| 2. Mtg. Tax | | <u> </u> |
| 3. Recording Fee | | <u>500</u> |
| 4. Indexing Fee | | <u>100</u> |
| TOTAL | | <u>600</u> |