

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law
(Address) 1600 City Federal Building
Birmingham, Alabama 35203

TAX NOTICE TO: Kenneth Dale Minyard
1406 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-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 KENNETH DALE MINYARD

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

Lot 24, 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
of the rights, privileges and easements and appurtenant ownership interest in and to
premises previously conveyed by Applegate Realty, 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 Townhomes, as
recorded in Real 63, page 634, in said Probate Office; being situated in Shelby
County, Alabama.

SUBJECT TO: 1) Ad valorem taxes due in the year 1988. 2) Building set back 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 set out in instrument recorded in Real 63,
page 634 and amended in Real 125, page 299. 5) Right of way granted to South Central
Bell as shown by instrument recorded in Deed Book 337, page 235. 6) Easement to
Alabama Power Company as set out in instrument recorded in Real 59, page 376. 7)
Agreement with Alabama Power Company as to underground cables as recorded in Real 60,
page 745 and covenants pertaining thereto as recorded in Real 60, page 748.

\$44,945.00 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.

this the 24th day of November 19 87

ATTEST:

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

STATE OF ALABAMA 1987 DEC -1 AM 10:29

COUNTY OF JEFFERSON

I,

the undersigned

JUDGE OF PROBATE

hereby certify that

Randall H. Goggans

whose name as President of Applegate 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 24th day of November 19 87

Notary Public