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This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Mr. Arthur Wayne Allen  
(Address) 1326 Applegate Drive  
Alabaster, Alabama 35007

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

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, **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  
ARTHUR WAYNE ALLEN, an unmarried man and LORI M. GRIFFIN, an unmarried woman

(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 39, 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; together with all of the rights, privileges, 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 Townhouse, as recorded  
in Real 63 page 634 in said Probate Office; being situated in Shelby County, Alabama.  
SUBJECT TO: Building setback line of 30 feet reserved from Applegate Drive as shown by plat.  
Public utility easements as shown by recorded plat, including a 15 foot easement on the North  
side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 63 page 634  
and amended in Real 125 page 299 in Probate Office of Shelby County, Alabama.  
Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 337 page 235  
in Probate Office of Shelby County, Alabama.  
Easement to Alabama Power Company as shown by instrument recorded in Real 59 page 376 in  
Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 60 page  
745 and covenants pertaining thereto, recorded in Misc. Book 60 page 748 in Probate Office.  
Mineral and mining rights if not owned by Grantor.

Rights of owners of property adjoining property in and to the joint or common rights in  
building situated on said lots, such rights include but are not limited to roof, foundation,  
party walls, walkway and entrance.

\$48,630.00 of the purchase price recited above was paid from 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 contingent  
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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it President,  
who is authorized to execute this conveyance, has hereto set its signature and seal this the 29th day of March 1988.

BOOK ATTEST:

APPLEGATE REALTY, INC.

By

President - RANDALL H. GOGGINS

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

88 APR -1 PM 1:17

I, the undersigned  
State, hereby certify that Randall H. Goggins  
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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 29th day of

March

19 88

1/25/90

Commission Expires

Notary Public