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This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

JANET A. ROBINETTE
1808 SMOKE TREE LN.
ALABAMA, AL. 35007

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Sixty Seven Thousand Five Hundred and No/100 Dollars (\$167,500.00) to the undersigned Grantor, Applegate Realty, Inc., a corporation, in hand paid by Janet A. Robinette, the receipt of which is hereby acknowledged, the said Applegate Realty, Inc. does by these presents, grant, bargain, sell and convey unto the said Janet A. Robinette, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 89, 90, 91 and 92, 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.

SUBJECT TO: (1) Taxes for the year 1988 and thereafter. (2) Building setback line of 30 feet reserved from Applegate Drive (each lot) as shown by plat. (3) Public Utility easements as shown by recorded plat, including a 5 foot pedestal easement on each lot. (4) 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. (5) Right-of-way granted to South Central Bell by instrument recorded in Deed Book 337, Page 235 in Probate Office. (6) Easement to Alabama Power Company as shown by instrument recorded in Real 59, Page 376 in Probate Office. (7) Agreement with Alabama Power Company as to underground cables recorded in Real 60, Page 745 and covenants pertaining thereto recorded in Real 60, Page 748 in Probate Office. (8) 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.

Mineral and mining rights are hereby quitclaimed to Grantee but are not warranted.

\$142,375.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Janet A. Robinette, her heirs and assigns forever.

BOOK 186 PAGE 662

And the said Applegate Realty, Inc., does for itself, its successors and assigns, covenant with the said Janet A. Robinette, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances 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 Janet A. Robinette, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Applegate Realty, Inc., by RANDALL H. GOGGANS, President, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 26 day of MAY, 1988.

APPLEGATE REALTY, INC.

BY:

ITS:

President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this 26 day of MAY, 1988.

Notary Public

BOOK 186 PAGE 663

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAY 31 AM 9:15

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

| | |
|------------------|--------------|
| 1. Deed Tax | \$ 25.20 |
| 2. Map Tax | |
| 3. Recording Fee | 5.00 |
| 4. Notary Fee | 1.00 |
| | <u>31.20</u> |