

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 ROBINETTE
1808 SMOKE MEAT LANE
ALABAMA, AL. 35007

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of exchange of property of equal value 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:

Lot 96, 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 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, recorded in Real 63, Page 634 in Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1988 and thereafter. (2) Restrictions, easements and rights of way of record. (3) Mortgage to Union State Bank.

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

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

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 21st day of April, 1988.

APPLEGATE REALTY, INC.

BY:

Randall H. Goggans
Randall H. Goggans, President

Alabama Title

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 28 day of April,
1988.

A. J. P.
Notary Public

BOOK 187 PAGE 711

STATE OF ALA. SHEL
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -3 AM 11:08

Thomas W. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>40.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>46.00</u>