

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

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of exchange of property of equal value to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Janet A. Robinette, a married woman, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Applegate Realty, Inc. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 93, 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.

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SUBJECT TO: (1) Taxes due in the year 1988 and thereafter. (2) Easements, restrictions and rights of way of record.

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

The property conveyed herein does not constitute the homestead of Grantor.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of April, 1988.

Janet A. Robinette
 Janet A. Robinette

✓ Cahaka Title

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that Janet A. Robinette, a married woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 1988.



Notary Public

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STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

00 JUN -3 AM 11:09


JUDGE OF PROBATE

1. Deed Tax	\$ 40 ⁰⁰
2. Mtg. Tax	—
3. Recording Fee	5 ⁰⁰
4. Indexing Fee	1 ⁰⁰
TOTAL	46 ⁰⁰