

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

SEND TAX NOTICE To:
Calvin R. Chaffin
1412 Applegate Drive
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Eight Thousand Five Hundred and 00/100-----Dollars

to the undersigned grantor, Applegate Realty, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Calvin R. Chaffin and George W. Chaffin

(herein referred to as GRANTEEES) 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 21, 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 the rights, privileges, easements
and appurtenant ownership interest in and to premises previously conveyed by Applegate
Realty, Inc. to 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 the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights, agreements,
and rights of way of record.

\$48,786.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

1. Deed Tax \$ _____
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

TO HAVE AND TO HOLD. To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Randall H. Goggans
who is authorized to execute this conveyance, has hereto set its signature and seal this the 31st day of August 19 88

ATTEST:

Applegate Realty, Inc.

By Randall H. Goggans
President

STATE OF Alabama
COUNTY OF Jefferson

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

88 SEP -8 AM 10:11

I, the undersigned
State, hereby certify that
whose name as

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 in and for said County in said

Given under my hand and official seal, this the 31st day of

August

19 88

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1989