

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187
Birmingham, AL 35236-0187

1918



This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-6600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty five thousand seven hundred fifty and NO/100ths (\$45,750) DOLLARS,
to the undersigned grantor, Applegate Realty, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Linda Sims, a single individual

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 14, 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 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.

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Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

All of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 1426 Applegate Drive, Alabaster, Alabama 35007

- 1. Doc. Tax \$ —
- 2. Mtg. Tax —
- 3. Recording Fee 250
- 1. Indexing Fee 100
- TOTAL 350

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 JAN 30 AM 8:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Randall H. Goggans President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 27th day of January, 19 89

ATTEST:

Secretary

Applegate Realty, Inc.

By Randall H. Goggans President

STATE OF Alabama)
COUNTY OF Shelby)
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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

27th day of January, 19 89

My Commission Expires March 10, 1984

Notary Public