

This instrument was prepared by

(Name) Randall Goggans

(Address) 150 Olde Towne Road

Corporation Form Warranty Deed

1379

Sale Price 129,000.00
This Form furnishes...



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-6800
Policy Issuing Agent for
SAFECO Title Insurance Company

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other consideration **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 Louise Goggans, a single woman

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

Lot 37, 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
Counth, Alabama; being situated in Shelby County, Alabama, together with all of the
rights, privileges and 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; being situated in Shelby County, Alabama.

See attached Exhibit "A" for further terms and conditions.

Taxes have been paid on mortgage filed herewith.

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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 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 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 President, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 13th day of January, 19 89

ATTEST:

Secretary

By Randall H. Goggans [Signature]
Randall H. Goggans President

STATE OF Alabama)
COUNTY OF Jefferson)
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 13th day of January, 1989

EXHIBIT "A"
(APPLEGATE REALTY TO
LOUISE GOGGANS
JANUARY 13, 1989)

Subject to:

1. Taxes for 1989 and thereafter.
2. Defects, liens, encumbrances, adverse claims, or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
3. Public utility easements as shown by recorded plat, including a 15 foot on rear of subject lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 63 page 634 and amended in Real 125 page 298 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. Mineral and mining rights are not insured.
9. 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.

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STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAR 22 AM 8:53

Thomas C. Brantley, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$	<u> </u>
2. Mig Tax		<u> </u>
3. Recording Fee		<u>500</u>
4. Indexing Fee		<u>100</u>
TOTAL		<u>600</u>