

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

Send Tax Notice To:
Applegate Realty, Inc.
150 Old Town Road
Birmingham, Alabama 35216
Att: Mr. Randall H. Goggans

1627

STATE OF ALABAMA)
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Thousand and No/100 Dollars (\$100,000.00) to the undersigned Grantor, Samford University, a Non-Profit Educational Corporation, in hand paid by Applegate Realty, Inc., the receipt of which is hereby acknowledged, the said Samford University, a Non-Profit Educational Corporation, does by these presents, grant, bargain, sell and convey unto the said Applegate Realty, Inc., the following described real estate, situated in Shelby County, Alabama, to-wit:

The N 1/2 of the NW 1/4 of the SE 1/4 of Section 3, Township 21 South, Range 3 West, excepting therefrom (1) a 40 foot strip across the North end of said property heretofore reserved for a roadway, and (2) an easement for an existing public road on the West side of said property.

SUBJECT TO: (1) Ad valorem taxes due in the year 1989 and thereafter. (2) Easements to Southern Natural Gas Corporation as recorded in Deed Book 90, Page 333; Deed Book 90, Page 445; and Deed Book 212, Page 313, in Probate Office. (3) Easement to Plantation Pipe Line as recorded in Deed Book 112, Page 364, in Probate Office. (4) Easement to Alabaster Water and Gas Board as recorded in Deed Book 278, Page 391, in Probate Office. (5) Right of way to Shelby County as recorded in Deed Book 280, Page 340, in Probate Office.

\$80,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD, To the said Applegate Realty, Inc., its heirs and assigns forever.

And the said Samford University, a Non-Profit Educational Corporation, does for itself, its successors and assigns, covenant with the said Applegate Realty, Inc., its successors 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 Applegate Realty, Inc., its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Samford University, a Non-Profit Educational Corporation, by Gerald A. Macon, Vice-President, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 13th day of June, 1989.

SAMFORD UNIVERSITY, a
Non-Profit Educational
Corporation

BY: Gerald A. Macon
ITS: President
Vice

ATTEST:

BY: Gerald C. Brantley
ITS: Secretary

James F. Burford III

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STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Gerald A. Macon, whose name as ^{Vice} President of Samford University, a Non-Profit Educational 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 13th day of June, 1989, 1989.

Orin P. Bond
Notary Public

My Commission Expires: 4/93

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ALL SEALS AND
I CERTIFY THE
INSTRUMENT WAS FILED

89 JUN 26 AM 9:07

Thomas H. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>20.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>27.00</u>