

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) William E. Swatek
(Address) P.O. Box 1801
Alabaster, Alabama 35007
663-0905

Send Tax Notice to:

(Name) Henry J. Brakefield
(Address) 1306 Applegate Drive
Alabaster, Al. 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NO CONSIDERATION (0) A LOAN ASSUMPTION ONLY
By Loan Assumption

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Kenneth David Walker, a married man and Shawn Marie Walker, a married woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Henry J. Brakefield

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 30 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 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 Probate Office of Shelby County, Alabama in Real 065 page 201 and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama in Real 63 Page 634

Grantee agrees to assume and pay that certain mortgage to Southtrust Mortgage Company.

The proceeds of the above purchase price was derived from a Mortgage to SouthTrust Mortgage Company closed simultaneously herewith, by assuming said mortgage of Kenneth David Walker and Shawn Marie Walker.
Subject property herein is not the homestead of the Grantors.

Rec 200
Int 300
Ext 100
notar 100
7.50
NO TAX COLLECTED
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 SEP 20 PH 1:20

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

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th
day of August, 19 89

(Seal)

(Seal)

(Seal)

Kenneth David Walker

(Seal)

(Seal)

(Seal)

Shawn Marie Walker

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, Patsy S. Parker a Notary Public in and for said County,
in said State, hereby certify that Kenneth David Walker & Shawn Marie Walker

whose name(s) they signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15 day of August, 19 89

4-15-93

My Commission Expires:

Patsy S. Parker
Notary Public