

This instrument was prepared by:
Daniel M. Splitter
108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
Robin K. Mandeville
1586 Applegate Lane
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Thirty-Five Thousand Four Hundred Seventy-Nine and 47/100'S *** (\$35,479.47) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, O. Gordon Robinson, Jr., a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robin K. Mandeville (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 84, according to the survey of Applegate Manor, as recorded in Map Book 9 page 125 A, B & C, in the Probate Office of Shelby County, Alabama; together with all of the rights, privileges, easements and appurtenant ownership interest previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in Real 65 page 201 in the Probate Office of Shelby County, Alabama, and as 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; being situated in Shelby County, Alabama.

Subject to all easements and restrictions of record.

Subject to mineral and mining rights if not owned by Grantor.

This property does not constitute the homestead of the Grantor.

\$32,577.47 of the above recited purchase price is the assumption of an existing first mortgage. As further consideration for the purchase price herein, the purchaser assumes and agrees to be responsible for that certain mortgage recorded in Real 174 page 474 in the Probate Office of Shelby County, Alabama.

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 6th day of March, 1990.

O. Gordon Robinson, Jr. (Seal)
O. Gordon Robinson, Jr.

____ (Seal)

ALABAMA
STATE OF FLORIDA)
Jefferson
BASS COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that O. Gordon Robinson, Jr., a married man, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of March, 1990.

Notary Public
NOTARY PUBLIC

1. Deed Tax ----- \$ 3.00
2. Mtg Tax ----- \$ 3.50
3. Recording Fee ----- \$ 3.50
4. Indexing Fee ----- \$ 1.00
5. No Tax Fee ----- \$ 1.00
6. Certified Fee ----- \$ 1.00
Total ----- \$ 9.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAR 12 PM 3:58
JUDGE OF PROBATE