

This instrument was prepared by:
(Name) Randy Goggans
(Address) 150 Olde Towne Road
Birmingham, Alabama 35216

Send Tax Notice to:
(Name) AppleGate Realty, Inc.
(Address) 150 Olde Towne Road
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Nine Thousand Five Hundred Dollars (\$29,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Rexgate Properties, an Alabama General Partnership** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Applegate Realty, Inc.** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama, to-wit:**

Lot 7 B, according to the Resurvey of Lot 7, Crossbrook Farms, Second Sector, as recorded in Map Book 13 Page 93, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for future years.
2. Building setback line of 100 feet reserved from Crossbrook Drive and 50 feet from West and East side of subject property as shown by plat.
3. Public utility easements as shown by recorded plat, including 50 feet for pipe-line in southeasterly corner.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 211 page 292 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 154 page 302 and Real 145 page 51 in Probate Office.

The full consideration quoted above was paid from mortgage loan closed simultaneously herewith.

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 4th day of October, 1989

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAR 28 AM 8:55

JUDGE OF PROBATE

Randall H. Goggans, Partner

1. Deed Tax NO TAX COLLECTED
2. Mtg. Tax 0.00
3. Recording Fee 2.50
4. Indexing Fee 1.00
5. No Tax Fee 1.00
6. Certified Fee 1.00

Total 5.50

STATE OF ALABAMA

Jefferson County } **General Acknowledgment**

a Notary Public in and for said County,

I, the undersigned in said State, hereby certify that **Randall H. Goggans**

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of October, 19 89