

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

Send Tax Notice To:  
J.C. Hearn Co. Inc.  
cb James F. Burford, III  
Suite 200-A, 100 Vestavia Office Pl.  
Birmingham, AL 35216

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of ONE HUNDRED EIGHT THOUSAND AND NO/100 DOLLARS (\$108,000.00) to the undersigned Grantor, APPLGATE REALTY, INC., a corporation, in hand paid by J. C. HEARN CO., INC., the receipt of which is hereby acknowledged, the said APPLGATE REALTY, INC. does by these presents, grant, bargain, sell and convey unto the said J. C. HEARN CO., INC., the following described real estate, situated in SHELBY County, Alabama, to-wit:

BOOK 291 PAGE 713

Lots 6, 8, 9, 11, 26, 28, 30 and 31, according to the Map of Berryhill, First Sector, as recorded in Map Book 14, Page 43, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1990 and thereafter. (2) Easement to Alabaster Water and Gas Board as recorded in Deed Book 278, Page 391, in Probate Office. (3) Building set back lines and easements as shown on recorded map.

TO HAVE AND TO HOLD, To the said J. C. HEARN CO., INC., its successors and assigns forever.

And the said APPLGATE REALTY, INC., does for itself, its successors and assigns, covenant with the said J. C. HEARN CO., 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 J. C. HEARN CO., INC., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said APPLGATE REALTY, INC., by Randall H. Goggans, President, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 11 day of May, 1990.

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
I CERTIFY THIS INSTRUMENT WAS FILED  
Randall H. Goggans  
Randall H. Goggans  
90 MAY 17 AM 10:26 Its President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

[Signature]  
JUDGE OF PROBATE

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 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 11 day of May, 1990.

1. Deed Tax ----- \$ 108.00  
2. Mtg. Tax ----- \$  
3. Recording Fee ----- \$ 2.50  
4. Indexing Fee ----- \$ 3.00  
5. No Tax Fee ----- \$  
6. Certified Fee ----- \$ 1.00  
Total ----- \$ 114.50

[Signature]  
Notary Public  
My Commission Expires: 3-7-94