

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al 35216

Ronald L. Stauss
147 Crossbrook Drive
Chelsea, Al. 35043

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of

ONE HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$136,000.00)

to the undersigned grantor, **APPLEGATE REALTY, INC.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

RONALD L. STAUSS, and wife, KATHRYN L. STAUSS

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama

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,

Mining and Mineral Rights excepted.

\$ 122,400.00 of the Purchase Price recited above was paid from a Purchase Money
Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.

BOOK 298 PAGE 84

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

20 JUN 28 AM 10:44

1. Deed Tax	14.00
2. Notary Fee	2.50
3. Recording Fee	3.00
4.	
5.	1.00
6.	
Total	20.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **RANDALL H. GOGGANS**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of June 19 90

ATTEST:

By **APPLEGATE REALTY, INC.**
RANDALL H. GOGGANS President

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, **J. DAN TAYLOR**
State, hereby certify that
whose name as President of **RANDALL H. GOGGANS**
a corporation, is signed to the foregoing conveyance, and who is known to me, and who has been
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 20th day of June 19 90

J. DAN TAYLOR
Notary Public