

1370

This instrument was prepared by
(Name) J. Dan Taylor

Send Tax Notice To: Joyce Sewell
name
1525 Applegate Lane
address
Alabaster, Alabama 35007

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

WARRANTY DEED-

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$43,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

RANDALL H. GOGGANS, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JOYCE SEWELL, an unmarried woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 51, according to a 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; being situated in 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. in 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; being situated in Shelby County, Alabama.

\$44,530.00 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.

Grantor hereby warrants that the property herein conveyed is not the Homestead of themselves or their spouse.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 13th day of July, 1990

STATE OF ALABAMA
JEFFERSON COUNTY
90 JUL 23 AM 9:42

Randall H. Goggans
RANDALL H. GOGGANS (Seal)

NO TAX
7.50

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, J. DAN TAYLOR, a Notary Public in and for said County, in said State, hereby certify that RANDALL H. GOGGANS, a married man, whose name 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 13th day of July, A. D., 1990

J. Dan Taylor
J. DAN TAYLOR Notary Public

BOOK 301 PAGE 574