

This instrument was prepared by

(Name) Randall H. Goggans

(Address) 150 Olde Towne Road, Birmingham, Alabama
35216

Corporation Form Warranty Deed



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand and No/100-----DOLLARS,
to the undersigned grantor, AppleGate Realty, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto ~~Goggans Development Co., Inc.~~
Goggans Development Co., Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

See attached Exhibit "A" for legal description.

\$50,000.00 of the purchase price was derived from a mortgage executed
simultaneously herewith.

Subject to:

1. Taxes
2. Easements & restrictions of record

BOOK 302 PAGE 623

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 20th day of July, 1990

ATTEST:

Secretary

By

Randall H. Goggans
President

STATE OF ALABAMA

COUNTY OF JEFFERSON

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 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 July, 1990

Fritz Al Bauh

Amie D. Viner

Exhibit "A"

Lots 32 through 36 in a proposed subdivision to be known as Berryhill 2nd Sector more particularly described as follows:

Commence at the southeast corner of the north one-half of the northwest quarter of the southeast quarter of Section 3, Township 21 South, Range 3 West; thence run north along the east line of said one-half of said quarter-quarter section for a distance of 661.68 feet to a point; thence turn an angle to the left of 88 degrees 13 minutes 48 seconds and run in a westerly direction for a distance of 907.51 feet to the point of beginning; thence turn an angle to the left of 103 degrees 25 minutes 05 seconds and run in a southeasterly direction for a distance of 156.46 feet to a point; thence turn an angle to the right of 11 degrees 52 minutes 59 seconds and run in a southeasterly direction for a distance of 140.82 feet to a point; thence turn an angle to the left of 101 degrees 19 minutes 16 seconds and run in a northeasterly direction for a distance of 82.03 feet to a point; thence turn an angle to the right of 102 degrees 45 minutes 34 seconds and run in a southeasterly direction for a distance of 126.12 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a southwesterly direction for a distance of 240.00 feet to the beginning of a curve to the right having a radius of 25.00 feet and a central angle of 90 degrees 25 minutes 07 seconds; thence run in a southwesterly to northwesterly direction along the arc of said curve for a distance of 39.45 feet to a point on a compound curve to the right, having a radius of 1,120.19 feet and a central angle of 4 degrees 34 minutes 53 seconds; thence run in a northwesterly direction along the arc of said curve for a distance of 89.57 feet to a point; thence run tangent to last stated curve in a northeasterly direction for a distance of 29.10 feet to a point on a curve to the right having a radius of 25.00 feet and a central angle of 48 degrees 11 minutes 23 seconds; thence run in a northeasterly direction along the arc of said curve for a distance of 21.03 feet to a point on a reverse curve to the left having a radius of 50.00 feet and a central angle of 123 degrees 41 minutes 46 seconds; thence run in a northeasterly to northwesterly direction along the arc of said curve for a distance of 107.95 feet to a point; thence run radial to last stated curve in a northeasterly direction for a distance of 161.83 feet to a point; thence turn an angle to the right of 70 degrees 36 minutes 11 seconds and run in an easterly direction for a distance of 87.99 feet to the point of beginning.

Situated in Shelby County, Alabama.

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

90 JUL 30 AM 9:20

JUDGE OF PROBATE

1. Deed Tax	\$ 35.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. L. & C. Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Other Fees	\$ 0.00
Total	\$ 45.00