

This instrument was prepared by

This Form furnished by:

(Name) Randall H. Goggans

(Address) 150 Olde Towne Road
Birmingham, Alabama 35216



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten 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 AppleGate Townhome Association, Inc.

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

Lot A and Lot B according to the Resurvey of Lots 1 through 64, 89 through 104, and A through C AppleGate Manor, as recorded in Map Book 10, page 25 in the Probate office fo Shelby County, Alabama.

Subject to:

1. Taxes
2. Easements and restrictions of record

BOOK 318 PAGE 138

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 NOV 13 AM 9:33

1. Deed Tax	1.00
2. Alg. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	7.50

[Signature]
JUDGE OF PROBATE

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 encumbrances, 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 21st day of August, 1990

ATTEST:

[Signature]
Secretary

By *[Signature]*
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 21st day of August, 1990

1570-AppleGate, Inc. *[Signature]*