

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) Randall H. Goggans
(Address) 150 Olde Towne Road
Birmingham, Alabama 35216

Send Tax Notice to:

(Name) AppleGate Townhome Association, Inc.
(Address) 1500 AppleGate Lane
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars (\$10.00)

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

(herein referred to as grantor, whether one or more), 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, to-wit:

See attached Exhibit "A", "B" for legal descriptions.

Subject to:

1. Taxes
2. Easements and restrictions of record

BOOK 318 PAGE 135

Property being conveyed is not the homestead of the Grantor.
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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st
day of August, 19 90

(Seal)

(Seal)

(Seal)

Randall H. Goggans (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson County } **General Acknowledgment**

I, the undersigned
in said State, hereby certify that Randall H. Goggans

a Notary Public in and for said County,

whose name(s) 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 21st day of August, 19 90

Exhibit "A"

STATE OF ALABAMA
SHELBY COUNTY

A tract of land situated in the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, and run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 21.31 feet to a point; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a Southerly direction a distance of 64.89 feet to a point on a curve; thence turn an interior angle of $61^{\circ}15'07''$ (angle measured to tangent) and run to the right in a Westerly direction along the arc of a curve to the left having a central angle of $12^{\circ}31'09''$ and a radius of 322.00 feet a distance of 70.36 feet to the PT of said curve; thence continue in a Westerly direction along the projection of the tangent to the last described curve a distance of 32.67 feet to the PC of a curve; thence continue in a Westerly direction along the arc of a curve to the right having a central angle of $26^{\circ}58'26''$ and a radius of 125.00 feet a distance of 58.85 feet to a point on the North line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10; thence turn an interior angle of $43^{\circ}12'10''$ (angle measured from tangent) and run to the right in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 125.57 feet to the point of beginning; containing 0.119 acres, more or less.

According to a survey made by me this 17th day of June, 1986.

Thomas H. Gachet
Thomas H. Gachet, AL P.E. & L.S. #6207

BOOK
318 PAGE 136

Exhibit "B"

STATE OF ALABAMA
SHELBY COUNTY

A tract of land situated in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 21 South, Range 3 West, Shelby County, Alabama, and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 338.00 feet to a point; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a Northerly direction a distance of 125.37 feet to a point; thence turn an interior angle of $101^{\circ}16'15''$ and run to the right in a Northeasterly direction a distance of 57.99 feet to the PC of a curve; thence continue in a Northeasterly direction along the arc of a curve to the left having a central angle of $6^{\circ}12'16''$ and a radius of 266.30 feet a distance of 28.84 feet to a PRC; thence continue in a Northeasterly to Southeasterly direction along the arc of a curve to the right having a central angle of $71^{\circ}42'16''$ and a radius of 25.00 feet a distance of 31.29 feet to the PT of said curve; thence continue in a Southeasterly direction along the projection to the tangent of the last described curve a distance of 104.01 feet to a point; thence turn an interior angle of $270^{\circ}00'00''$ and run to the left in a Northeasterly direction a distance of 25.00 feet to the PC of a curve; thence continue in a Northeasterly direction along the arc of a curve to the left having a central angle of $24^{\circ}54'08''$ and a radius of 69.36 feet a distance of 30.15 feet to the PT of said curve; thence turn an interior angle of $84^{\circ}18'43''$ (angle measured from tangent) and run to the right in a Southeasterly direction a distance of 151.90 feet to the point of beginning; containing 0.67 acres, more or less.

BOOK 318 PAGE 137



PARAGON ENGINEERING, INC.
CONSULTING ENGINEERS
BIRMINGHAM, ALABAMA

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

90 NOV 13 AM 9:32

JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mtg. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	12.50
Total	21.00

PG person