

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100

Birmingham, Al. 35216

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

Send Tax notice to:
Thomas J. Contorno
1320 Applegate Drive
Alabaster, Al. 35007

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY SIX THOUSAND AND 00/100
(\$46,000.00)

DOLLARS,

to the undersigned grantor, APPLGATE 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

THOMAS J. CONTORNO, and AMANDA K. JOHNSON
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A"

\$47,125.00 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.
Subject to 1991 taxes not yet due and payable.

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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 heir 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 15th day of April, 1991

ATTEST:

Secretary

APPLGATE REALTY, INC.

By

RANDALL H. GOGGANS,

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, J. DAN TAYLOR

hereby certify that RANDALL H. GOGGANS

whose name as President of APPLGATE REALTY, INC.

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.

a corporation, is signed

Given under my hand and official seal, this the 15th

day of April

, 1991.

EXHIBIT "A"

Lot 36, 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. to the Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 065 page 201 and Real 318 page 135, 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, as amended by Corporation Record 43 page 711; being situated in Shelby County, Alabama.

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STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR 17 AM 8:27

JUDGE OF PROBATE

1. Deed Tax	—	<i>No Tax paid</i>
2. Mtg. Tax	—	
3. Recording Fee	—	5.00
4. Indexing Fee	—	3.00
5. No Tax Fee	—	1.00
6. Certified Fee	—	1.00
Total	—	10.00