

2220

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty-five Thousand and No/100 Dollars (\$25,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, RANDALL H. GOGGANS, as President of APPLGATE REALTY, INC. (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto GOGGANS DEVELOPMENT CO., INC. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 2 and 3, according to Map of Berryhill, 2nd Sector, as recorded in Map Book 14, Page 76, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes due in the year 1991 and thereafter, easements, restrictions and rights-of-way of record and to be placed for record.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29 day of May, 1991.

STATE OF ALABAMA)
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -3 AM 11:06

JUDGE OF PROBATE

APPLGATE REALTY, INC.

By:

Randall H. Goggans

Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

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 APPLGATE 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 29 day of May, 1991.

1. Dead Tax _____
2. Alt. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
5. Notary Fee 7.00
6. Certified Fee 1.00
Total 13.50

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES MARCH 15, 1993

BOOK 345 PAGE 518

First Ala Bank
P.O. 10247