

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:
CAROLYN T. DICKEY
1418 APPELATE DRIVE
ALABASTER, AL 35007

1712

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

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

to the undersigned grantor, APPELATE 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

CAROLYN T. DICKEY, an unmarried woman

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

SHELBY COUNTY, ALABAMA

LOT 18, ACCORDING TO A RESURVEY OF LOTS 1 THROUGH 64, 89 THROUGH 104 AND A THROUGH C OF APPELATE 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 APPELATE REALTY, INC. TO THE APPELATE 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 APPELATE 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.

\$ 45,412.00 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.

1. Doc. Fee	1.00
2. Notary Fee	2.50
3. Recording Fee	3.00
4. Other Fees	1.00
Total	7.50

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 22nd day of JULY 19 91

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

91 JUL 25 AM 9:44

Secretary

91 JUL 25 PM 9:44

RANDALL H. GOGGANS,

ITS President

STATE OF

ALABAMA

COUNTY OF

JUDGE OF PROBATE
JEFFERSON

J. DAN TAYLOR

a Notary Public in and for said County, in said State,

hereby certify that RANDALL H. GOGGANS

whose name as the President of APPELATE 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 22nd day of JULY 19 91

J. DAN TAYLOR

Notary Public