

906

Send Tax Notice to:

(Name) William L. McDanal

(Address) 1527 Caribbean Circle
Alhambra, AL 35007

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration
of the sum of FORTY-FIVE THOUSAND AND NO/100ths-----

to the undersigned GRANTORS in hand paid by the GRANTEES
herein, the receipt whereof is hereby acknowledged APPLGATE
REALTY, INC. a corporation,

hereinafter referred to as GRANTOR, does hereby grant, bargain,
sell and convey unto WILLIAM L. McDANAL and SANDRA ^{D.P. #17} McDANAL,
, hereinafter referred to as GRANTEES, as
joint tenants, with the right of survivorship, the following
described real estate situated in SHELBY County, Alabama,
being more particularly described as follows:

Lot 103, survey of Applegate Manor, as recorded in Map Book 10, Page 25,
in the Office of the Judge of Probate of Shelby County, Alabama.

\$31,500.00 of the consideration herein in being paid from the proceeds
of a mortgage loan closed simultaneously herewith.

The within conveyance is subject to the following exceptions:

1. Ad valorem taxes for the year 1992 and subsequent years, said
taxes being a lien but are not yet due and payable until
October 1, 1992 .

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants,
with the right of survivorship, their heirs and assigns, forever;
it being the intention of the parties to this conveyance, that,
unless the joint tenancy hereby created is severed or terminated
during the joint lives of the GRANTEES herein, in the event one

BOOK 388 PAGE 479

Cambridge

GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And the said GRANTOR and for its heirs and assigns does hereby covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted hereinabove; that it has a good right to sell and convey the same as aforesaid; that it will warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Applegate Realty, Inc.

, by Randall H. Goggins, as its President

, who is authorized to execute this conveyance, has hereto set his signature and seal this the 29 day of January, 19 92 .

APPLEGATE REALTY, INC.

BY: Randall H. Goggins
As its: President

1. Deed Tax	\$ 13.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 22.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
92 FEB 12 PH 1:55

STATE OF ALABAMA, PROBATE
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggins whose name as President of Applegate Realty, Inc., a corporation, is signed to the foregoing conveyance, and who are 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 29 day of January, 19 92 .

(Affix Seal)

[Signature]
Notary Public

My commission expires: 10/23/94

This instrument was prepared by: S. Kent Stewart, Esquire
3800 Colonnade Parkway,
Suite 650
Birmingham, Alabama 3524'3
Telephone: 871-7800