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

Send Tax Notice To:
MICHAEL STEPHENS
1421 INDIAN CREEK DR.
Birmingham
35214

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$52,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, APPLGATE REALTY, INC., (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto MICHAEL E. STEPHENS (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, Page 529; Deed Book 112, Page 510 and Deed Book 188, Page 529 in Probate Office; (3) Rights of riparian owners in and to the use of Bishop Creek, if any; (4) Rights of others to use of easement for ingress and egress as set out in Real 378, Page 864 in Probate Office.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

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

IN WITNESS WHEREOF, the said APPLGATE REALTY, INC. has hereunto its hand and seal, this the 12 day of FEB, 1992.

APPLGATE REALTY, INC.

By:

Randall H. Goggans
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 12 day of Feb, 1992.

[Signature]
Notary Public

My Commission Expires: 3.1.94

EXHIBIT "A"

A parcel of land lying in the E 1/2 of NE 1/4 of Section 28, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the SE corner of the NE 1/4 of Section 28, Township 19 South, Range 2 West, said corner being a found old iron; thence North 0 deg. 04 min. 22 sec. West, 553.53 feet to the centerline of Bishop Creek, said centerline being the point of beginning; thence continue along last described course, 636.55 feet to the centerline of Bishop Creek; thence South 72 deg. 59 min. 39 sec. West along centerline of Bishop Creek, 241.41 feet; thence South 0 deg. 04 min. 22 sec. East 713.49 feet to the centerline of Bishop Creek; thence South 74 deg. 44 min. 15 sec. East along centerline of Bishop Creek 60.15 feet; thence North 53 deg. 43 min. 35 sec. East along centerline of Bishop Creek 145.44 feet; thence North 35 deg. 39 min. 11 Sec. East along centerline of Bishop Creek 95.17 feet to the point of beginning; being situated in Shelby County, Alabama.

A non exclusive right-of-way for ingress and egress in the NE 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 28; thence run South along the East Section line 1395.9 feet to the point of beginning of said right of way; thence continue last course 40.0 feet to the center of Bishop Creek; thence turn right 69 deg. 53 min. and run Southwest 40.0 feet along said creek to the point of a clockwise curve having a delta angle of 110 deg. 07 min. and a radius of 40.0 feet; thence run along the arc of said curve 76.88 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 388 PAGE 722

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

92 FEB 13 AM 11:15

JUDGE OF PROBATE

1. Deed Tax	\$ 52.50
2. Mig. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 61.50