

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

Send Tax Notice To:

CITIZEN BANK
320 CROSSBROOK BL.
CITIZEN BL. 25043

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty-Nine Thousand Five Hundred and No/100 Dollars (\$29,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, REXGATE PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto BEDWELL CONSTRUCTION CO., INC., herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6-A, according to the Resurvey of Lot 6, Crossbrook Farms, 2nd Sector, as recorded in Map Book 14, Page 11, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter; (2) Building setback line of 100 feet reserved from Crossbrook Drive and 50 feet reserved from Southwesterly side of lot as shown by plat; (3); Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 211, Page 292 and Map Book 13, Page 52 in Probate Office; (4) Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 255, Page 766 in Probate Office; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 154, Page 302 and Real 145, Page 51 in Probate Office.

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

Rex V. Alexander and Applegate Realty, Inc. are the only partners of Rexgate Properties, an Alabama General Partnership.

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, REXGATE PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP has hereunto set its hand and seal, this the 24 day of JULY, 1992.

REXGATE PROPERTIES, AN
ALABAMA GENERAL PARTNERSHIP

By:

Rex V. Alexander

Rex V. Alexander

Its: General Partner

Inst # 1992-15298

By: Applegate Realty, Inc.
Its: General Partner

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 REX V. ALEXANDER, whose name as General Partner of REXGATE PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP, 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 24 day of JULY, 1992.

Notary Public
My Commission Expires: 3.1.94

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., General Partner of REXGATE PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP, 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 24 day of JULY, 1992.

Notary Public
My Commission Expires: 3.1.94

Inst # 1992-15298

07/28/1992-15298
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 38.50