

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

Send Tax Notice To:
Gary C. Bowen
179 Park Lane
Childersburg, Alabama 35044

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty-Eight Thousand Two Hundred Fifty and No/100 Dollars (\$28,250.00), 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 GARY C. BOWEN, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7-A, according to the Resurvey of Lot 7, Crossbrook Farms, 2nd Sector, as recorded in Map Book 13, Page 93, 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 1993 and thereafter; (2) Building setback line of 100 feet reserved from Crossbrook Drive and 50 feet on sides of lot as shown by recorded plat; (3) Public utility easements as shown by recorded plat, including 50 foot Plantation Pipeline easement across rear portion as shown per plat; (4) Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 211, Page 292 and Map Book 13, Page 93 in Probate Office; (5) Right(s)-of-Way(s) granted to Plantation Pipeline by instrument(s) recorded in Deed 113, Page 151 in Probate Office; (6) Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 255, Page 766 in Probate Office; (7) 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.

\$25,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

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, 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, REXGATE PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP has hereunto set its hand and seal, this the 11th day of Nov., 1992.

REXGATE PROPERTIES, AN
ALABAMA GENERAL PARTNERSHIP

By:

Rex V. Alexander

Rex V. Alexander

Its: General Partner

Bruce Graham

Inst # 1992-27757

11/20/1992-27757
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

By: Applegate Realty, Inc.
Its: General Partner

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 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and seal this 11th day of Nov, 1992.

Robbie B Sumner
Notary Public
My Commission Expires: 10-94

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 as General Partner on the day the same bears date.

Given under my hand and seal this 11th day of Nov, 1992.

Robbie B Sumner
Notary Public
My Commission Expires: 10-94

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