

9 310 103
PREPARED BY: Trimmier, Atchison and Hayley, P.C., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: DEWEY WAYNE PIPER, AN UNMARRIED MAN, 2233 TAHITI LANE, ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FORTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$47,500.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), BENJAMIN H. JOHNSON, III, A MARRIED MAN (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, DEWEY WAYNE PIPER, AN UNMARRIED MAN (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 9 ACCORDING TO A RESURVEY OF LOTS 1 THROUGH 64, 89 THROUGH 104 A THROUGH C OF APPLGATE 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 APPLGATE REALTY, INC. TO THE APPLGATE TOWNHOUSE ASSOCIATION, INC., BY DEED RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN REAL 065, PAGE 201, AND AS MORE FULLY DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF APPLGATE TOWNHOUSE RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN REAL 63, PAGE 634.

SITUATED IN SHELBY COUNTY, ALABAMA.

THE ABOVE DESCRIBED PROPERTY DOES NOT REPRESENT THE HOMESTEAD OF BENJAMIN H. JOHNSON, III NOR HIS SPOUSE.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on NOVEMBER 10, 1993.

② Ben H. Johnson III
BENJAMIN H. JOHNSON, III

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that BENJAMIN H. JOHNSON, III, A MARRIED MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on NOVEMBER 10, 1993.

③ Floretta K. Tomlin
Notary Public

My commission expires:

March 22, 1997.

Inst # 1993-36513

11/17/1993-36513
10:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 56.00

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