

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) M. Lynn Pregge

(Address) 1563 Applegate Lane
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY SIX THOUSAND AND NO/100THS (\$46,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Richard D. Anderson and wife, Mary Louise Anderson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

M. Lynn Pregge, a single individual

(herein referred to as grantee, whether one or more), the following described real estate situated in,
SHELBY County, Alabama, to-wit:

Lot 76, according to the survey of Applegate Manor, as recorded in Map Book 9 page 125 A, B. and C, 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 to Applegate Realty, Inc. to the Applegate Townhomes Association, Inc., by deed recorded in Probate Office of Shelby County, Alabama, in Real 65 page 201, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63 page 634; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$45,938.00 of the above-recited purchase price was paid from a mortgage closed simultaneously herewith.

Richard D. Anderson and Richard D. Anderson, Sr. are one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we 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, We have hereunto set OUR hands(s) and seal(s), this 1st day of February, 1994

(Seal)

(Seal)

(Seal)

Richard D. Anderson, Sr.

By: Mary Louise Anderson
Richard D. Anderson, by and through his Attorney-In-Fact, Mary Louise Anderson

Mary Louise Anderson
Mary Louise Anderson

STATE OF ALABAMA

SHELBY COUNTY

SEE ADDITIONAL NOTARY ON BACK

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Mary Louise Anderson, a married woman whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, A. D., 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-1-94

Notary Public.

Inst # 1994-04068

02/07/1994-04068
11:50 PM CERTIFIED
SHELBY COUNTY, ALABAMA
JUDGE OF PROBATE
002 MCD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mary Louise Anderson, whose name as Attorney in Fact for Richard D. Anderson, 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 the conveyance, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 1st DAY OF February, 1994.



Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Inst # 1994-04068

02/07/1994-04068
01:23 PM CERTIFIED