

This instrument was prepared by:

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

WARRANTY DEED-

Send Tax Notice To: LaDonna M. Hanscom

name

1452 Applegate Drive  
address

Alabaster, AL 35007

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY TWO THOUSAND AND NO/100-----  
-----DOLLARS (\$52,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,  
or we, Larry W. Guy, A Married Man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto LaDonna M. Hanscom, Unmarried

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

See Legal Description on attached Exhibit "A".

Subject to taxes for 1995.

Subject to building line, easements, restrictions, rights-of-way, agreement  
with Alabama Power Company, and rights of adjoining owners in and to the joint  
or common rights in building situated on said lots, including but not limited  
to roof, foundation, party walls, walkway and entrance of record.

\$ 51,943.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

Subject property is not the homestead of the grantor nor his spouse.

Inst # 1995-02288

01/27/1995-02288  
11:59 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 11.50

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 23rd  
day of January, 19 95

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Larry W. Guy (Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that  
Larry W. Guy, A Married Man

whose name(s) 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 he executed the same voluntarily  
on the day the same bears date.

Given under my hands and official seal this 23rd day of January, A.D., 19 95

Larry L. Halcomb

Notary Public

My Commission Expires:  
January 23, 1996

EXHIBIT "A"

Lot 2, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate 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 to Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 65 page 201 and Real 318 page 135 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 as amended by Corporation Record 43 page 711; being situated in Shelby County, Alabama.

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