

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:

(Name) MARINA H. DOBBS  
(Address) 1324 Applegate Drive  
Alabaster, AL 35007**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand and no/100----- DOLLARS  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
JOSEPH R. MIRANDA, AN UNMARRIED MAN  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto  
MARINA H. DOBBS  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL  
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY  
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any. (3) Mineral and mining rights, if any.

\$ 57,000.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-04212

02/08/1996-04212  
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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 14.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their  
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all  
encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors  
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) this 30th  
day of January, 19 96.

(Seal)

(Seal)

(Seal)

Joseph R. Miranda (Seal)  
JOSEPH R. MIRANDA by his attorney in  
fact, FRAN STANDIFER MASSEY (Seal)  
My Attorney in fact  
Fran Standifer Massey (Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that JOSEPH R. MIRANDA, AN UNMARRIED MAN by his attorney in fact, FRAN STANDIFER MASSEY  
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 hand and official seal, this 30th day of January, 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 12, 1997.  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

My Commission Expires

Notary Public

**EXHIBIT "A"**

**LOT 38, ACCORDING TO THE RESURVEY OF LOTS 1 THROUGH 64, 69 THROUGH 104 AND A THROUGH C, OF APPLGATE MANOR, AS RECORDED IN MAP BOOK 10 PAGE 25 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH ALL OF THE RIGHTS, PRIVILEGES AND EASEMENTS AND APPURTENANT OWNERSHIP INTEREST IN AND TO PREMISES PREVIOUSLY CONVEYED BY APPLGATE REALTY, INC. BY DEED RECORDED IN REAL 65 PAGE 201 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND MORE FULLY DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF APPLGATE TOWNHOUSE, AS RECORDED IN REAL 63 PAGE 634 IN SAID PROBATE OFFICE; ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

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