

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Stewart and Associates, P.C.
(Address) 3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice to:

(Name) Harry Nichols, Jr.
(Address) 1444 Applegate Drive
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Five Thousand Dollars 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,

John Medaris, an unmarried Man
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto Harry Nichols, Jr.,
an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

See attached Exhibit A

Inst # 1996-27384

08/22/1996-27384
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.00
002 MEL

Fifty Two Thousand Two Hundred Fifty of the purchase price was from a
purchase money Mortgage

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 8th
day of August, 19 96.

(Seal)

John E. Medaris (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that John Medaris, an unmarried 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 hand and official seal, this 8th day of August

MY COMMISSION EXPIRES OCTOBER 27, 1997

My Commission Expires:

Christina A. Medaris
Notary Public

EXHIBIT "A"

LOT 6, ACCORDING TO A RESURVEY OF LOTS 1 THROUGH 64, 89 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; 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 65, 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.

Inst # 1996-27384

08/22/1996-27384
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.00