

Form furnished by LAND TITLE COMPANY

his instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES

MARK A. FUCCI

(Name)
3150 HIGHWAY 52 WEST
PELHAM, AL 35124(Name)
1503 APPLGATE LANE
ALABASTER, AL 35007

(Address)

(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THREE THOUSAND AND NO/100-----(\$63,000.00)

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

HAZEL BINGHAM, an unmarried woman

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

MARK A. FUCCI

herein referred to as grantee, whether one or more), the following described real estate situated in
SHELBY County, Alabama, to-wit:LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF, AND
INCORPORATED HEREIN AND MARKED EXHIBIT "A"Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.\$50,400.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

1996-29089

09/04/1996-29089
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 24.00

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, I have hereunto set my hand(s) and seal(s), this 30th day of

August 19 96

(Seal)

HAZEL BINGHAM

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that HAZEL BINGHAM, an unmarried woman, whose name(s) are signed to the
foregoing conveyance, and who are 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 the 30th day of August 19 96.

Kian A. E. Hod
Notary Public

1996-29089

EXHIBIT "A"

Lot 41, 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; together with all of the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in the 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.

Inst # 1996-29089

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