

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

WARRANTY DEED

STATE OF ALABAMA

Send Tax Notice To: LAUREN K. COLLEY

name

1537 APPLEGATE LANE

address

ALABASTER, ALABAMA 35007

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY THREE THOUSAND TWO HUNDRED AND NO/100----- DOLLARS (\$63,200.00) to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, LEO H. MILLER a single person

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

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

LOT 57, OF 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.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

\$63,139.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst * 1996-32457

Inst * 1996-32457

10/01/1996-32457
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50

TO HAVE AND HOLD to the said grantees, 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 GRANTEE(S), 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 GRANTEE(S), 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 27th day of September, 19 96

(Seal)

Leo H. Miller
LEO H. MILLER

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that LEO H. MILLER, 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 27th day of September, A.D., 19 96

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

General and special taxes or assessments for 1996 and subsequent years not yet due and payable.

Easements to Southern Natural Gas, as recorded in Deed Book 99, Page 480; Deed Book 213, Page 128; Deed Book 213, Page 130; Deed Book 213, Page 132 and Deed Book 213, Page 134.

Easement to South Central Bell as recorded in Deed Book 337, Page 235.

Right of way to Shelby County, as recorded in Deed Book 280, Page 330.

Transmission Line Permit to Alabama Power Company as recorded in Real Volume 59, Page 376.

Restrictions appearing of record in Real Volume 60, Page 748; Real Volume 63, Page 634; and as amended in Real Volume 125, Page 299.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 60, Page 745.

Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

A 30 foot building line from Applegate Lane; 15 foot easement along rear lot line, as shown on recorded map.

Articles of Incorporation of Applegate Townhouse Association, Inc., as recorded in Real Volume 63, Page 658 and Real Volume 63, Page 664.

By-Laws of Applegate Townhouse Association, Inc., as recorded in Real Volume 65, Page 665, amended in Instrument #1993-16976, and Real Volume 63, Page 674 and Incorporation Record 43, Page 711.

LHM

Inst # 1996-32457

10/01/1996-32457
01:54 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50