

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Evan James Midgette, Jr.
130 Cedar Cove Drive
Pelham, AL 35124

Inst # 1997-09334

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY SIX THOUSAND AND NO/100 DOLLARS (\$56,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Dewey Wayne Piper, an unmarried man**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Evan James Midgette, Jr.** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

PSM

Lot 9, according to the 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 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 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.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$39,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st day of March, 1997.

Dewey Wayne Piper
Dewey Wayne Piper

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Dewey Wayne Piper, an unmarried man**, whose name 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 the 21st day of March, 1997.

Paul Bynum
Notary Public

My Commission Expires: 11/20/2000

03/27/1997-09334
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 25.50