

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

WARRANTY DEED Inst # 1997-15701⁴⁰

STATE OF ALABAMA)

14,000.00

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, APPLGATE REALTY, INC. (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto ROBBIE SUMNERS (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Map of Berryhill, Second Sector, as recorded in Map Book 14, Page 76 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1997 and thereafter; (2) Building setback line of 30 feet reserved from Berryhill Drive as shown by plat; (3) Public easements as shown by recorded plat, including 20 foot easement along the Easterly side, a 10 foot along the Southerly side and a 20 foot running through the rear of lot; (4) Restrictions, covenants and conditions as set out in instrument(s) recorded Real 347, Page 231 in Probate Office; (5) Restrictions, limitations and conditions as set out in Map Book 14, Page 76; and (6) Right of Way granted to Alabaster Gas & Water Board as set out in Deed 278, Page 391 in Probate Office.

TO HAVE AND TO HOLD to the said Grantee, her heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, the undersigned, APPLGATE REALTY, INC., has hereunto set its hand and seal, this the 20 day of DECEMBER, 1996.

APPLGATE REALTY, INC.

By:

Randall H. Goggans

105/204490715701

10:54 AM CERTIFIED

SHELBY COUNTY MADE THIS PROBATE 7-15701
001 SNA 22.50

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, whose name as President of APPLGATE REALTY, INC., a corporation, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 20 day of DECEMBER, 1996.

Notary Public

My Commission Expires: 3-1-98

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