

4419

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ROSEMARY MOORE
1452 APPLGATE DRIVE
ALABASTER, AL 35007

Inst # 1999-09501

STATE OF ALABAMA)

COUNTY OF SHELBY)

03/08/1999-09501
09:40 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 12.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY NINE THOUSAND and 00/100 (\$69,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LADONNA M. BURKS (HANSOM) and HUSBAND, WENDEL G. BURKS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROSEMARY MOORE, A SINGLE WOMAN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE 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 TO APPLGATE REALTY, INC. TO APPLGATE TOWNHOUSE ASSOCIATION, INC., BY DEED RECORDED IN 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 APPLGATE 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.

LADONNA M. HANSOM AND LADONNA BURKS IS ONE AND THE SAME PERSON.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. 15 FOOT EASEMENT ON SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY REAL 59, PAGE 376.
5. AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL DISTRIBUTION SYSTEM AS RECORDED IN SHELBY REAL 60, PAGE 745.
6. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN SHELBY REAL 60, PAGE 748.
7. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN SHELBY REAL 63, PAGE 634.

\$70,380.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LADONNA M. BURKS (HANSCOM) and HUSBAND, WENDEL G. BURKS, have hereunto set his, her or their signature(s) and seal(s), this the 4th day of March, 1999.

Ladonna M. Burks (Hanscom)
LADONNA M. BURKS (HANSCOM)

*Wendel G. Burks, acting by & through
his attorney in fact, Ladonna M. Burks (Hanscom)*
WENDEL G. BURKS ACTING BY AND THROUGH
HIS ATTORNEY IN FACT, LADONNA M. BURKS
(HANSCOM)

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LADONNA M. BURKS (HANSCOM) whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 4TH day of MARCH, 1999.

Robert S. Paul
Notary Public

My commission expires: 7/11/02

Inst # 1999-09501

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09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that LADONNA M. BURKS (HANSCOM), whose name as Attorney in Fact for WENDEL G. BURKS, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 4TH day of MARCH, 1999.

Robert S. Paul
Notary Public

My commission expires: 7/11/02