

Send tax notice to:
Penelope D. Vines
1444 Applegate Drive
Alabaster, AL 35007

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

Inst # 2000-00608

STATE OF ALABAMA
COUNTY OF SHELBY

01/06/2000-00608
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CJ1 16.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Sixty-Eight Thousand Four Hundred and no/100 Dollars (\$68,400.00), in hand paid to the undersigned, Harry Nichols, Jr. and wife, Kelli Nichols, (hereinafter referred to as the "Grantors") by Penelope D. Vines, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:


See attached Exhibit "A" for legal description.

(\$68,354.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

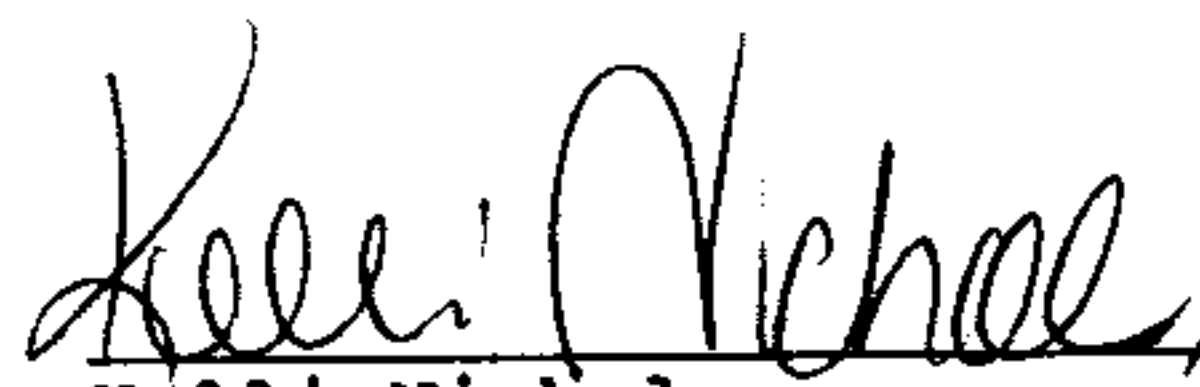
TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with said Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the Grantee, her heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 29th day of December, 1999.



Harry Nichols, Jr.



Kelli Nichols

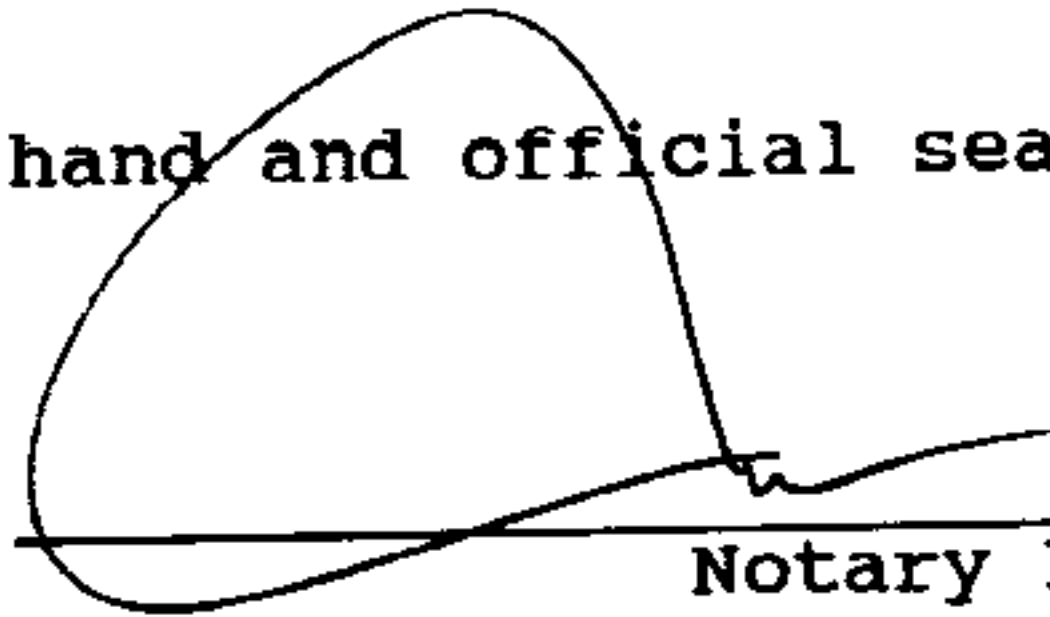
STATE OF ALABAMA

JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harry Nichols, Jr. and wife, Kelli Nichols, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 1999.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

"EXHIBIT A"

LOT 6, ACCORDING TO A 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; TOGETHER WITH THE RIGHTS, PRIVILEGES, EASEMENTS AND APPURTENANT OWNERSHIP INTEREST IN AND TO PREMISES PREVIOUSLY CONVEYED BY APPLGATE REALTY, INC. TO THE APPLGATE TOWNHOUSE ASSOCIATION, INC. BY DEED RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN REAL 65, PAGE 201 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.

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