

Send tax notice to:

ASHLEY C. JOHNSTON
1426 APPLGATE DRIVE
ALABASTER, AL, 35007

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2008573

Shelby County, AL 05/02/2008
State of Alabama

Deed Tax: \$5.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Nine Thousand and 00/100 and 00/100 Dollars (\$89,000.00) in hand paid to the undersigned, CONNIE STANDIFER, An Unmarried Woman (hereinafter referred to as "Grantor") by ASHLEY C. JOHNSTON (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 14, ACCORDING TO THE RESURVEY OF LOTS 1 THRU 64, 80 THRU 104 AND A THRU C, OF APPLGATE MANOR, AS RECORDED IN MAP BOOK 10, PAGE 25, TOGETHER WITH ALL RIGHTS AND PRIVILEGES AND EASEMENTS AND APPURTENANT OWNERSHIP INTEREST IN AND TO PREMISES PREVIOUSLY CONVEYED BY APPLGATE REALTY, INC., BY DEED RECORDED IN REAL VOLUME 65, PAGE 201, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, AS MORE FULLY DEFINED IN THE RESTRICTIVE COVENANTS OF APPLGATE TOWNHOUSE AS RECORDED IN REAL 63, PAGE 634 IN SAID PROBATE OFFICE. SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2008 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$83,660.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and



20080502000180040 2/2 \$19.50
Shelby Cnty Judge of Probate, AL
05/02/2008 09:39:12AM FILED/CERT

convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 10th day of April, 2008.


CONNIE STANDIFER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CONNIE STANDIFER, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

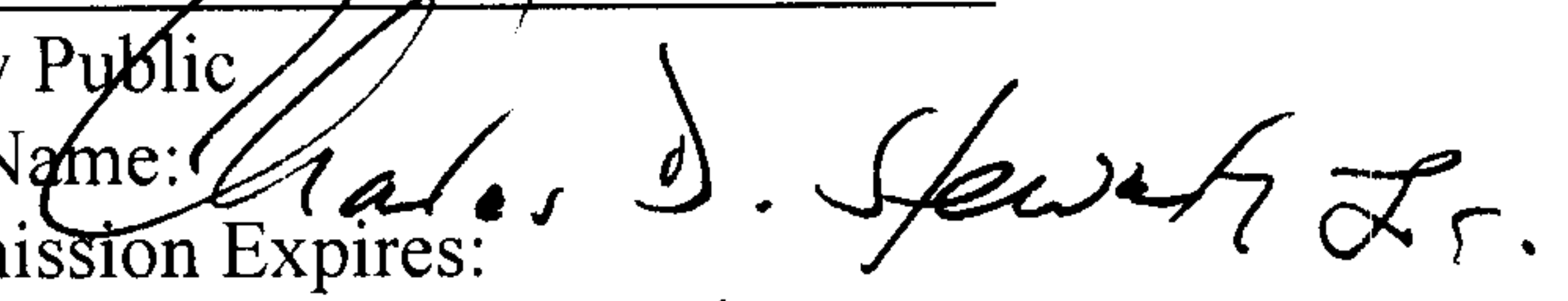
Given under my hand and official seal this the 10th day of April, 2008.




Notary Public

Print Name:

Commission Expires:


f-13-01