

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN by these Presents: That for and in consideration of Seventy Four Thousand Five Hundred and 00/100ths Dollars (\$74,500.00) and other good and valuable consideration to the undersigned, **Susan S. Clark, an unmarried woman** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged do grant, bargain, sell, and convey unto the said **Misty D. Howard** (herein referred to as Grantee) the following described real estate situated in Shelby County, to wit:

Lot 34, according to the resurvey of Lots 1-64, 89-104 and A-C of Applegate Manor, recorded in Map Book 10, Page 25 in the Probate Office of Shelby County, Alabama.

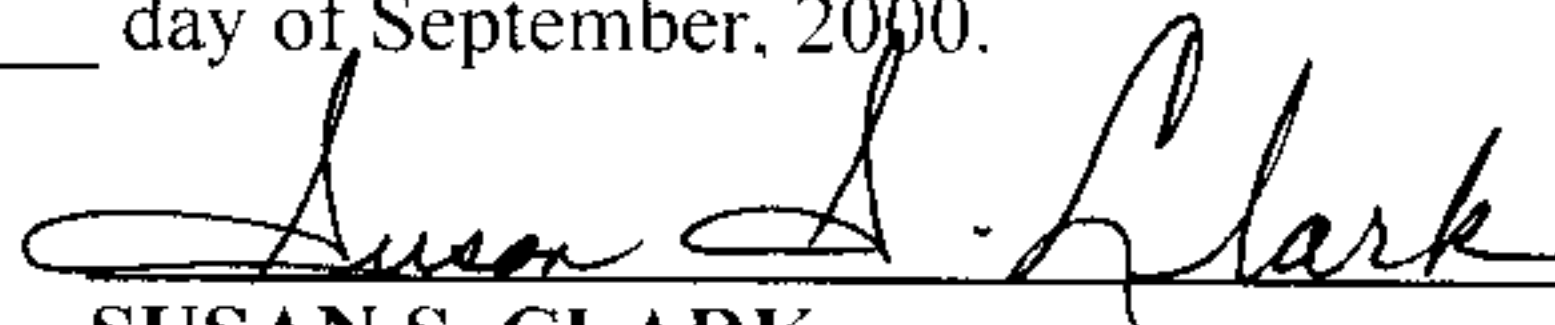
Subject to: Taxes for the year 2000 and subsequent years; Declaration of Covenants, Conditions and Restrictions as recorded in Book 63, Page 634 and Amended in Book 125, Page 299 in the Probate Office of Shelby County, Alabama; Articles of Incorporation of Applegate Townhouse Association, Inc. as recorded in Book 63, Page 658, in the Probate Office of Shelby County, Alabama; By-Laws of Applegate Townhouse Association, Inc. as recorded in Book 63 Page 665, in the Probate Office of Shelby County, Alabama; Right of way to Alabama Power Company as recorded in Book 59, Page 376, in the Probate Office of Shelby County, Alabama; Agreement for Underground Residential Distribution with Alabama Power Company as recorded in Book 60, Page 745, in the Probate Office of Shelby County, Alabama; Restrictive Covenants with Alabama Power Company as recorded in Book 60, Page 748, in the Probate Office of Shelby County, Alabama; Right of way easement to South Central Bell Telephone Company as recorded in Book 337 Page 235 as recorded in the Probate Office of Shelby County, Alabama; 30 foot building line as shown by map as recorded in the Probate Office of Shelby County, Alabama; 5 foot pedestrian easement on the East lot line as shown by map as recorded in the Probate Office of Shelby County, Alabama; 15 foot easement on the Southwest lot line as shown by map as recorded in the Probate Office of Shelby County, Alabama; and a 50 foot right of way for ingress and egress as shown by map as recorded in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, and reservations of record, if any.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee's heirs, executors, and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as stated above, and 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, her heirs, executors, and assigns, forever, against the lawful claims of all persons.

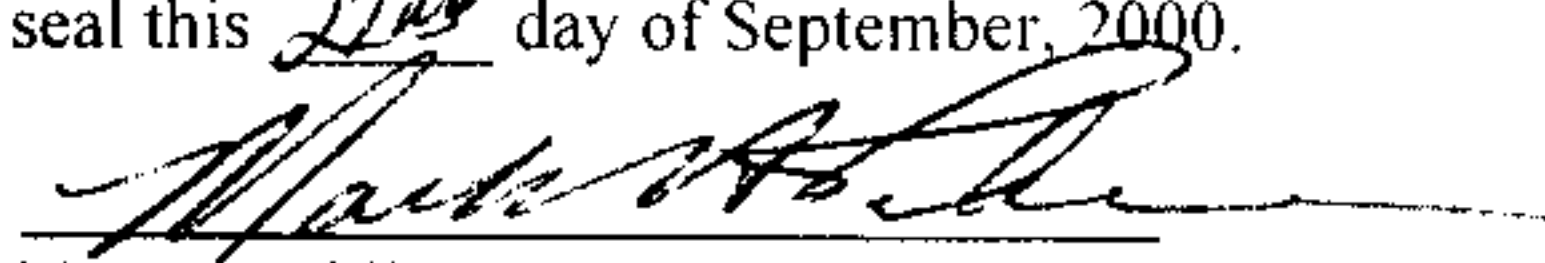
Given under my hand and seal this 22nd day of September, 2000.


SUSAN S. CLARK

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand and seal this 22nd day of September, 2000.


Notary Public

My Commission expires: 1-22-2001

This instrument was prepared by:
Mark A. Pickens
Attorney at Law
P. O. Box 59372
Birmingham, Alabama 35259

Inst # 2000-33855

09/26/2000-33855
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 031 9.50