

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Carolyn E. Junkins
1454 Applegate Drive
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty thousand and no/100 (\$80,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **John L. Young, an unmarried man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Carolyn E. Junkins** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$64,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$16,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of September, 2004.


John L. Young

STATE OF ALABAMA
COUNTY OF SHELBY

I, Stephanie Gale Jones, a Notary Public in and for said County, in said State, hereby certify that **John L. Young, an unmarried man** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of September, 2004.


Notary Public

My Commission Expires: 02-26-05

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Lot 1, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, page 25, in the Probate Office of Shelby County, Alabama; together with all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed to Applegate Realty, Inc. to the Applegate Townhouse Association, Inc., by deed recorded in the 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 Applegate 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.

PARCEL II:

Also, a parcel of land located in Section 10, Township 21 South, Range 3 West in Shelby County, Alabama, and being part of Applegate Gardens as recorded in Map Book 29, page 52, in the office of the Judge of Probate of Shelby County, Alabama. Begin at the Southeast corner of Lot 1 of A Resurvey of Lots 1 through 64, 88 through 104 and "A" through "C" Applegate Manor, as recorded in Map Book 9, page 125 A, B, and C and recorded new as Map Book 10, page 26; thence N 74°58'56" W along the Southerly line of said Lot 1 a distance of 107.02 feet to the Southwest corner of said Lot 1 and the Southeasterly right of way of Applegate Drive; thence S 15°03'42" W along said right of way 5.00 feet; thence S 74°55'35" E leaving right of way 107.02 feet; thence N 15°04'17" E a distance of 5.00 feet to the point of beginning.

Also to include a 5 foot easement that runs 5 feet North and parallel with the Southwesterly line of the above described parcel.