20060413000172550 1/2 \$14.50 Shelby Cnty Judge of Probate, AL 04/13/2006 12:44:49PM FILED/CERT

#### WARRANTY DEED

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

Send tax notice to:
Misty Morris
1454 Applegate Drive
Alabaster, Alabama 35007

## STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eighty eight thousand and** no/100 (\$88,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, Carolyn Junkins Etress f/k/a Carolyn E. Junkins, a married woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Misty Morris** (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.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Carolyn E. Junkins and Carolyn Junkins Etress are one and the same person.

Mineral and mining rights excepted.

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

\$70,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$17,600.00 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 31<sup>st</sup> day of March, 2006.

Cárolyn Junkins Etress f/k/a Carolyn E. Junkins

## STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Carolyn Junkins Etress f/k/a Carolyn E. Junkins, a married woman 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 31st day of March, 2006

Shelby County, AL 04/13/2006

State of Alabama

Deed Tax:\$.50

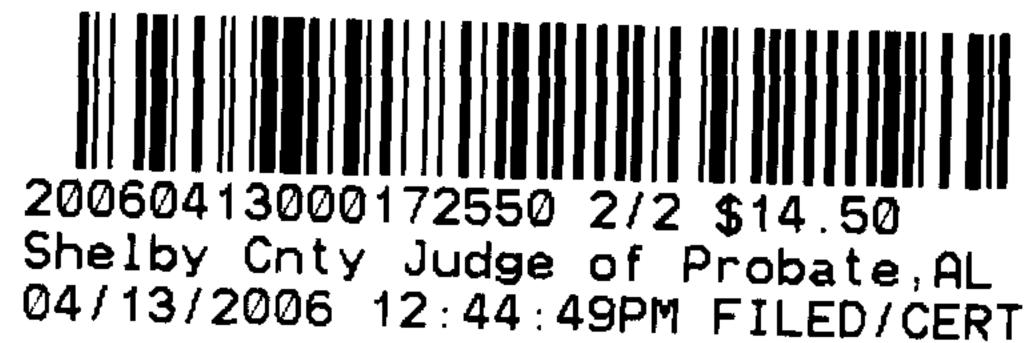
Notary Public

My Commission Expires: 02-25-09

B. CHRISTOPHER BATTLES

Notary Public - Alabama, State At Large

My Commission Expires 2 / 25 / 2009



# EXHIBIT "A" LEGAL DESCRIPTION

### Parcell

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 oppurtenant ownership interest in and to premises previously 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, 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 along the Southerly line of said Lots 1 a distance of 107.02 feet to the Southwest 15° 03' 42" W along said right of way 5.00 feet; thence S 74° 55' 35" E leaving right beginning.

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