

700681

This instrument was prepared by

Paul Esco, Esq.
547 SOUTH LAWRENCE STREET
MONTGOMERY, AL 36104

SEND TAX NOTICE TO:

Kelly M. Morris
251 Chesser Park Drive
Chelsea, Alabama 35043

20070604000257100 1/2 \$128.50
Shelby Cnty Judge of Probate,AL
06/04/2007 09:13:24AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY NINE THOUSAND AND NO/100'S (\$189,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we , JOHN A. PLARSKE AND JEAN M. PLARSKE , HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, KELLY M. MORRIS (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

"SEE ATTACHED EXHIBIT A"

\$74,900.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is 251 CHESSER PARK DRIVE, CHELSEA, AL 35043 Shelby County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEES, her 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, we, JOHN A. PLARSKE AND JEAN M. PLARSKE , have hereunto set my (our) hand(s) and seal(s) this 29TH day of MAY, 2007.

John A. Plarske (SEAL)
JOHN A. PLARSKE

Jean M. Plarske (SEAL)
JEAN M. PLARSKE

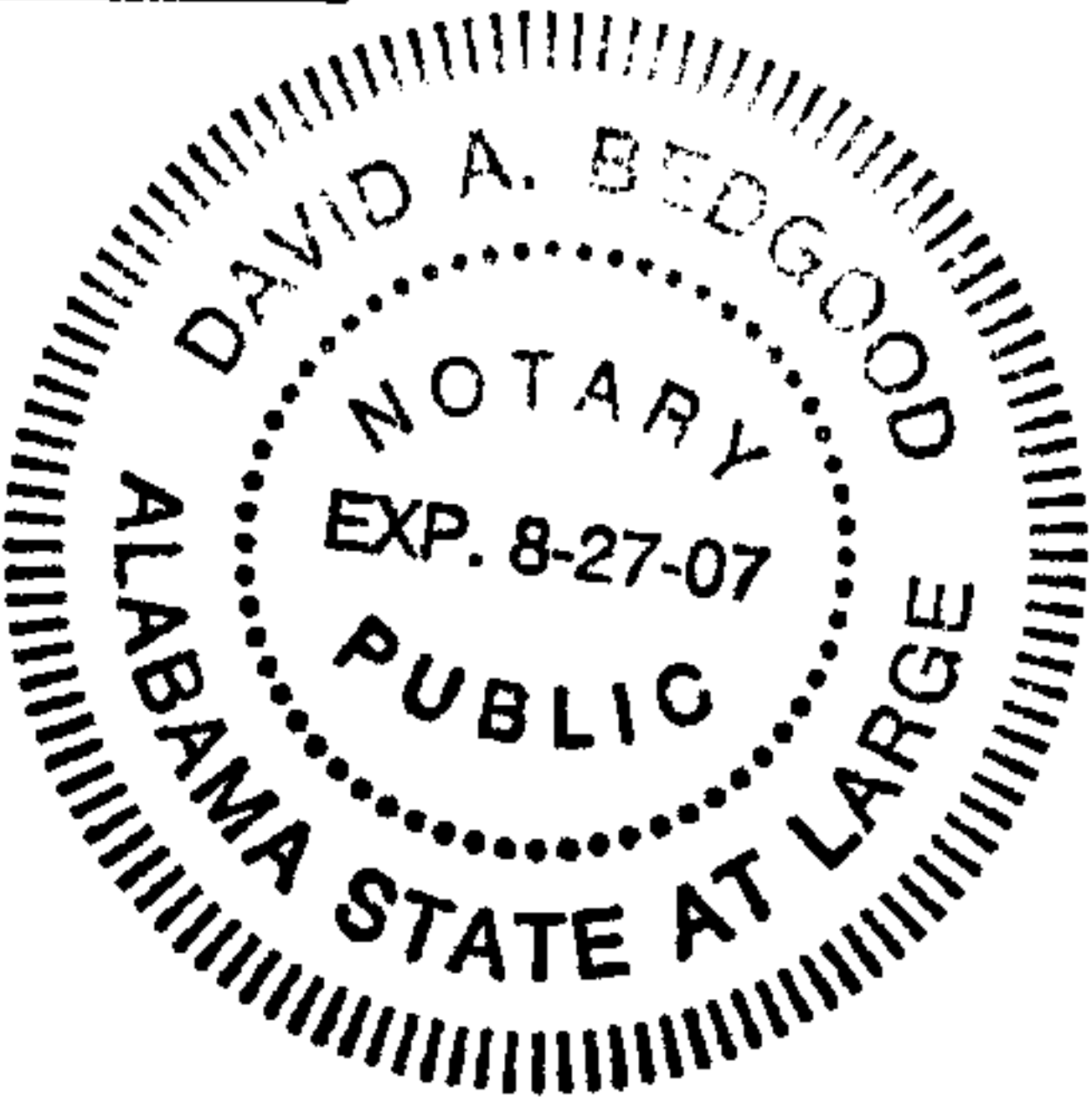
STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that JOHN A. PLARSKE AND JEAN M. PLARSKE whose name(s) 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 the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29TH day of MARCH, 2007.

Notary Public

My commission expires: _____



Shelby County, AL 06/04/2007
State of Alabama

Deed Tax: \$114.50

EXHIBIT "A"

LOT 20, ACCORDING TO THE SURVEY OF COTTAGES AT CHESSER, PHASE I, RECORDED IN MAP BOOK 33, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE CHESSER PLANTATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT #20040511000248910 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION")