



20080702000269540 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/02/2008 12:55:49PM FILED/CERT

Shelby County, AL 07/02/2008
State of Alabama

Deed Tax: \$4.00

)
)
)
)
)
)
)
)
)
)

-----Above This Line Reserved For Official Use Only-----

VAL - 1040467

STATE OF ALABAMA
SHELBY COUNTY

Return to and mail tax statements to:

~~ALVARO ZARATE
516 CHEESER CIRCLE
CHELSEA, AL 35043~~

NETCO
401 Fountain Lakes Blvd
St. Charles, MO 63301

Property Tax ID#: 09-8-27-0-002-037.000

WARRANTY DEED

Know all men by these presents: That for and in consideration of \$ 238,500 Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that JASON THOMPSON, Married To, MARIE-JOSEE THOMPSON,, whose post office address is 516 CHEESER CIRCLE, CHELSEA, AL 35043 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto ALVARO ZARATE, a single person, ADA F VINA, a single person, Husband and Wife whose post office address is 516 CHEESER CIRCLE, CHELSEA, AL 35043 (herein referred to as Grantee), the following lot or parcel of land, situated in SHELBY County, Alabama, and being more particularly described as follows:

**“SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT “A” INCLUDED HERewith AND
MADE A PART HEREOF”**

And Grantor does for Grantor and for Grantor’s executors, and administrators covenant with the said GRANTEE, Grantee’s heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that Grantor is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell, that the executors and administrators shall warrant and defend same to said Grantee, Grantee’s heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said grantee forever.

234,815.00 consideration paid by simultaneous mortgage

In witness whereof, Grantor has hereunto set her hand and seal this 22 day of May, 2008.

Witness

[Signature]
JASON THOMPSON

Printed Name

[Signature]
MARIE-JOSEE THOMPSON,

Witness

Printed Name

STATE OF Alabama }

COUNTY OF Shelby }

I, Karen K Macher, hereby certify that JASON THOMPSON, Married To, MARIE-JOSEE THOMPSON,, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of May, 2008.

[Signature]
Notary Public
My commission expires: 07.14.2009

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
William E. Curphey & Associates
David E. Hudgens, Esquire
Pierce, Ledyard & Hudgens, P.C.
28311 North Main Street
Daphne, AL 36526



20080702000269540 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
07/02/2008 12:55:49PM FILED/CERT

“Exhibit A”

Lot 37, according to the Amended Plat of Chesser Plantation, Phase 1 Section 1, as recorded in Map Book 31 page 21 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Albanrra (the Property)

Together with the nonexclusive easement to the Common Areas as more particularly described in the Chester Plantation Declaration of Covenants, Conditions and Restriction Recorded as Inst. No 2002-10788 in the Probate Office of Shelby County, Alabama (which together with all amendment thereto is hereinafter collectively referred to as the Declaration")