

Send tax notice to:

WES PARSONS
1533 APPLGATE LANE
ALABASTER, AL, 35007

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2008833

Shelby County, AL 12/31/2008
State of Alabama

Deed Tax: \$1.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00) in hand paid to the undersigned, VANESSA McCLURE and her husband, CHRIS McCLURE (hereinafter referred to as "Grantor") by WES PARSONS (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 55, ACCORDING TO THE RESURVEY OF LOTS 1 THRU 64, 89 THRU 104 AND A THRU C, OF APPLGATE MANOR, AS RECORDED IN MAP BOOK 10, PAGE 25 A, B, & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH ALL RIGHTS, PRIVILEGES, EASEMENTS AND APPURTENANT OWNERSHIP INTEREST IN AND TO PREMISES PREVIOUSLY CONVEYED BY APPLGATE REALTY, INC. TO THE APPLGATE TOWNHOUSE ASSOCIATION, INC. BY DEED RECORDED IN REAL 65, PAGE 201, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, AND AS MORE FULLY DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF APPLGATE TOWNHOUSE AS RECORDED IN REAL 63, PAGE 634 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

VANESSA ALLEN, AN UNMARRIED WOMAN BY DEED DATED 5-16-05 AND FILE 05-20-05 IN INSTRUMENT 20050520000245270, IS ONE AND THE SAME PERSON AS VANESSA McCLURE.

SUBJECT TO:


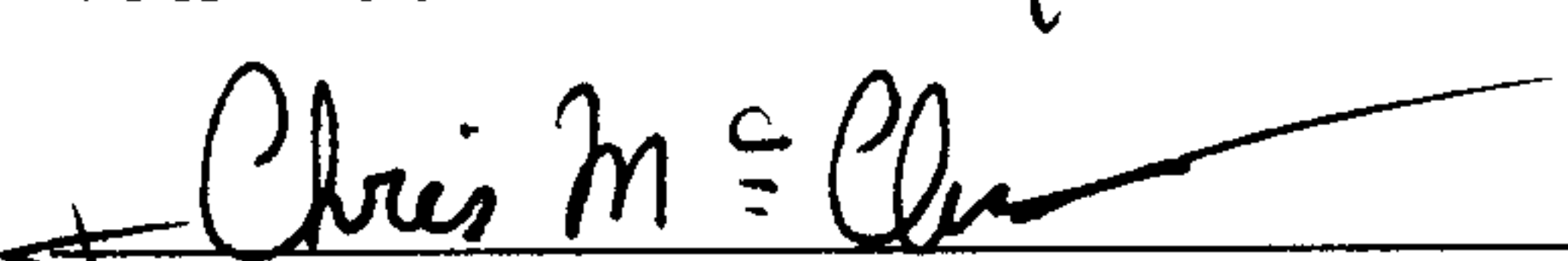
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. 30' BUILDING LINE, RIGHT OF WAYS 15' EASEMENT ON WEST, 2.5; EASEMENT ON THE SOUTH, PUBLIC UTILITY EASEMENT, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY, AS RECORDED IN MAP BOOK 10, PAGE 25 A, B & C.
3. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE COUMENT RECORDED IN REAL 63, PAGE 634 AND AMENDED IN REAL 125, PAGE 299 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHT OF WAY TO SOUTH CENTRAL BELL RECORDED IN DEED BOOK 337, PAGE 235.
5. EASEMENT TO ALABAMA POWER VOMPANY RECORDED IN REAL 59, PAGE 376.
6. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND CABLES RECORDED IN MISC. BOOK 60, PAGE 745 AND COVENANTS PERTAINING THERETO IN MISC. BOOK 60, PAGE 748.
7. RIGHTS OF ADJOINING OWNERS OF PARTY WALL(S) LOCATED PARTLY ON THE LAND AND PARTLY ON ABUTTING PROPERTY AND

RIGHTS OF SUCH ADJOINING OWNERS IN COMMON, IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAYS AND ENTRANCE, TOGETHER WITH ALL LIABILITY FOR MAINTENANCE, REPAIR AND DAMAGE WITH COMMON USE ENTAILS.

\$93,762.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

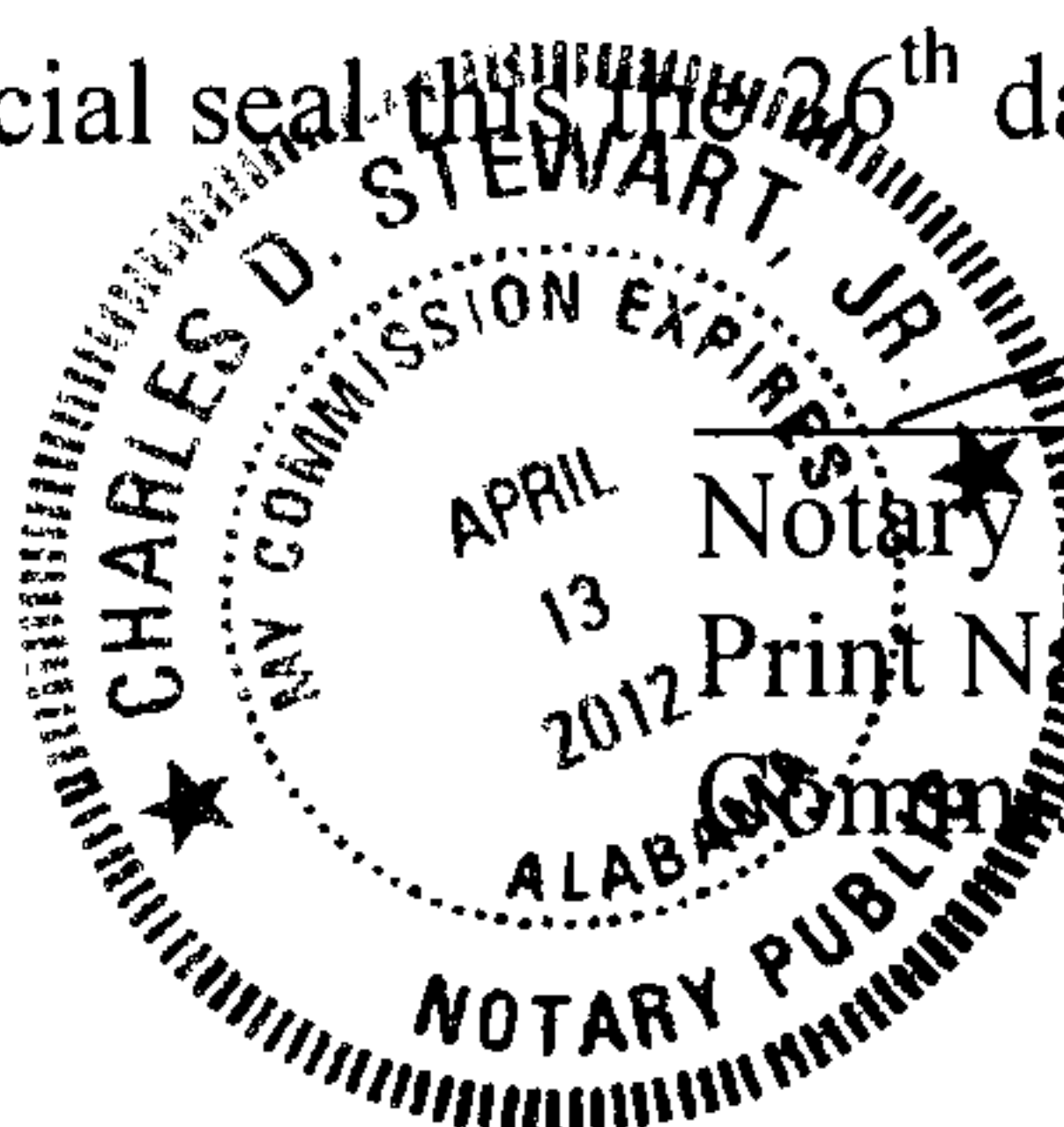
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of December, 2008.


VANESSA McCLURE

CHRIS McCLURE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VANESSA McCLURE and her husband, CHRIS McCLURE, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 2008.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-12