

Send tax notice to:
Jay Matthew Nelson
113 Narrow Creek Drive
Birmingham, AL 35242
BHM0900379

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY of SHELBY

Shelby County, AL 02/09/2010

WARRANTY DEED

State of Alabama
Deed Tax : \$96.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred One Thousand and 00/100 Dollars (\$201,000.00) in hand paid to the undersigned, Coren J. Allen, a married man, and J. Alison Allen, an unmarried woman, (hereinafter referred to as "Grantors") by Jay Matthew Nelson (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 40, according to the Survey of the Final Plat of Narrows Creek, as recorded in Map Book 27, Page 81 in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in the Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2010 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

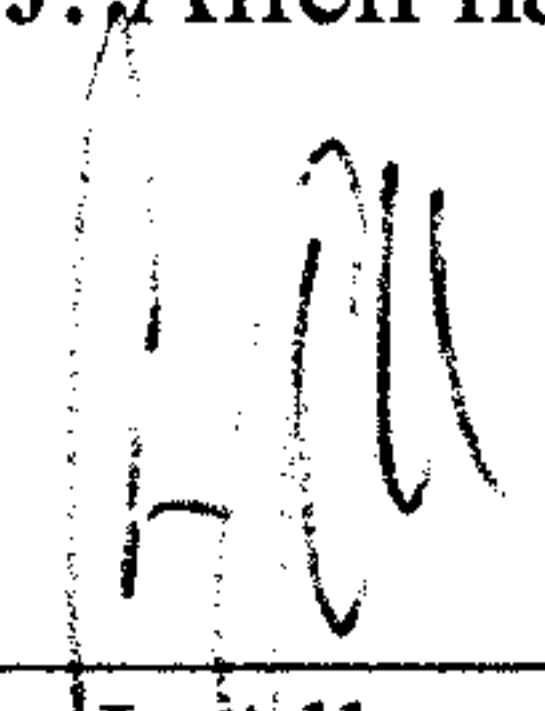
\$105,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

SUBJECT PROPERTY WAS NOT AND HAS NEVER BEEN THE HOMESTEAD OF
COREN J. ALLEN'S SPOUSE.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor, Coren J. Allen has set his signature and seal on this the 17 day of December, 2009.




Coren J. Allen

STATE OF VIRGINIA
COUNTY OF Arlington

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Coren J. Allen, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of December, 2009.

(Notary Seal)


Notary Public 7072619
Print Name: Shemeka Spriggs
Commission Expires: 8-31-2010

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor, J. Alison Allen has set her signature and seal on this the 17th day of December, 2009.

J. Alison Allen
J. Alison Allen

STATE OF ALABAMA
COUNTY OF Dale

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Alison Allen, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of December, 2009.

(Notary Seal)

Ashley Boone O'Brien
Notary Public
Print Name: Ashley Boone O'Brien
Commission Expires: 11/5/13