

Send tax notice to:

SHELLEY NICOLE VEST  
568 REACH DRIVE  
BIRMINGHAM, AL, 35242

STATE OF ALABAMA  
Shelby COUNTY

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

2010035

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Seven Thousand Eight Hundred and 00/100 Dollars (\$147,800.00) in hand paid to the undersigned, SCOTT A. DENHAM and ALLYSON C. DENHAM, husband and wife (hereinafter referred to as "Grantor") by SHELLEY NICOLE VEST (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 44, ACCORDING TO THE FINAL RECORD PLAT OF NARROWS REACH SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 30 PAGE 58A & 58B 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 NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. #2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT NO. 2000-9755, INSTRUMENT NO. 2000-17136, INSTRUMENT NO. 2000-36696; INSTRUMENT NO. 2001-38326, INSTRUMENT NO. 2002-42418, INSTRUMENT NO. 2002-50825 AND INSTRUMENT NO. 2003-45098.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENTS RECORDED IN DEED 109, PAGE 70; DEED 145, PAGE 22; DEED 103, PAGE 154; DEED 123, PAGE 420 AND DEED 102, PAGE 181.
5. EASEMENT TO ALABAMA GAS CORPORATION AS SHOWN BY INSTRUMENT RECORDED IN INSTRUMENT NO. 2000-1818.

\$145,122.00 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.

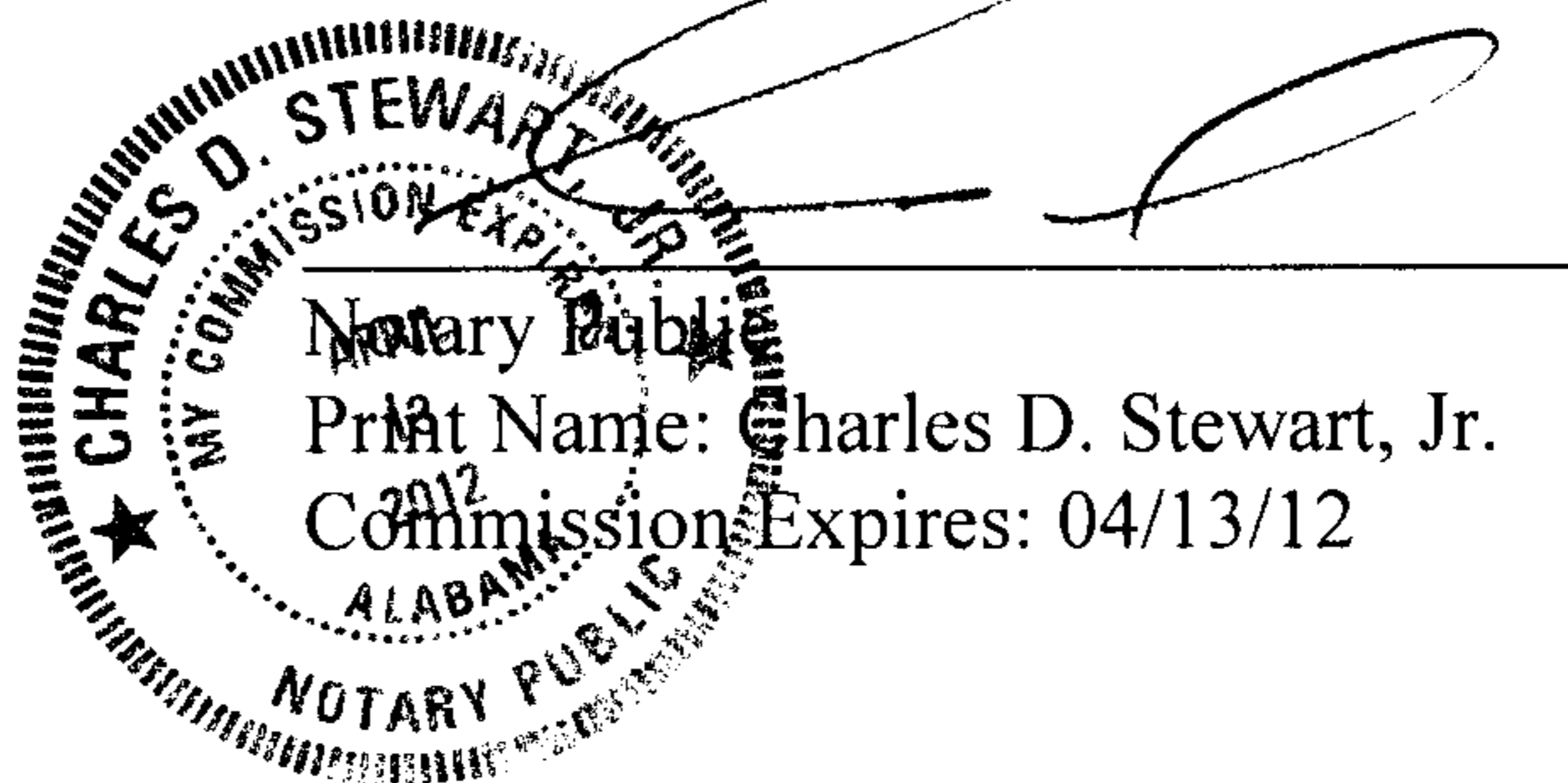
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 26th day of February, 2010.

*Scott A. Denham by his A.I.F.*  
*Allyson C. Denham*  
SCOTT A. DENHAM BY HIS  
ATTORNEY IN FACT, ALLYSON C.  
DENHAM  
*Allyson C. Denham*  
ALLYSON C. DENHAM

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALLYSON C. DENHAM, 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.

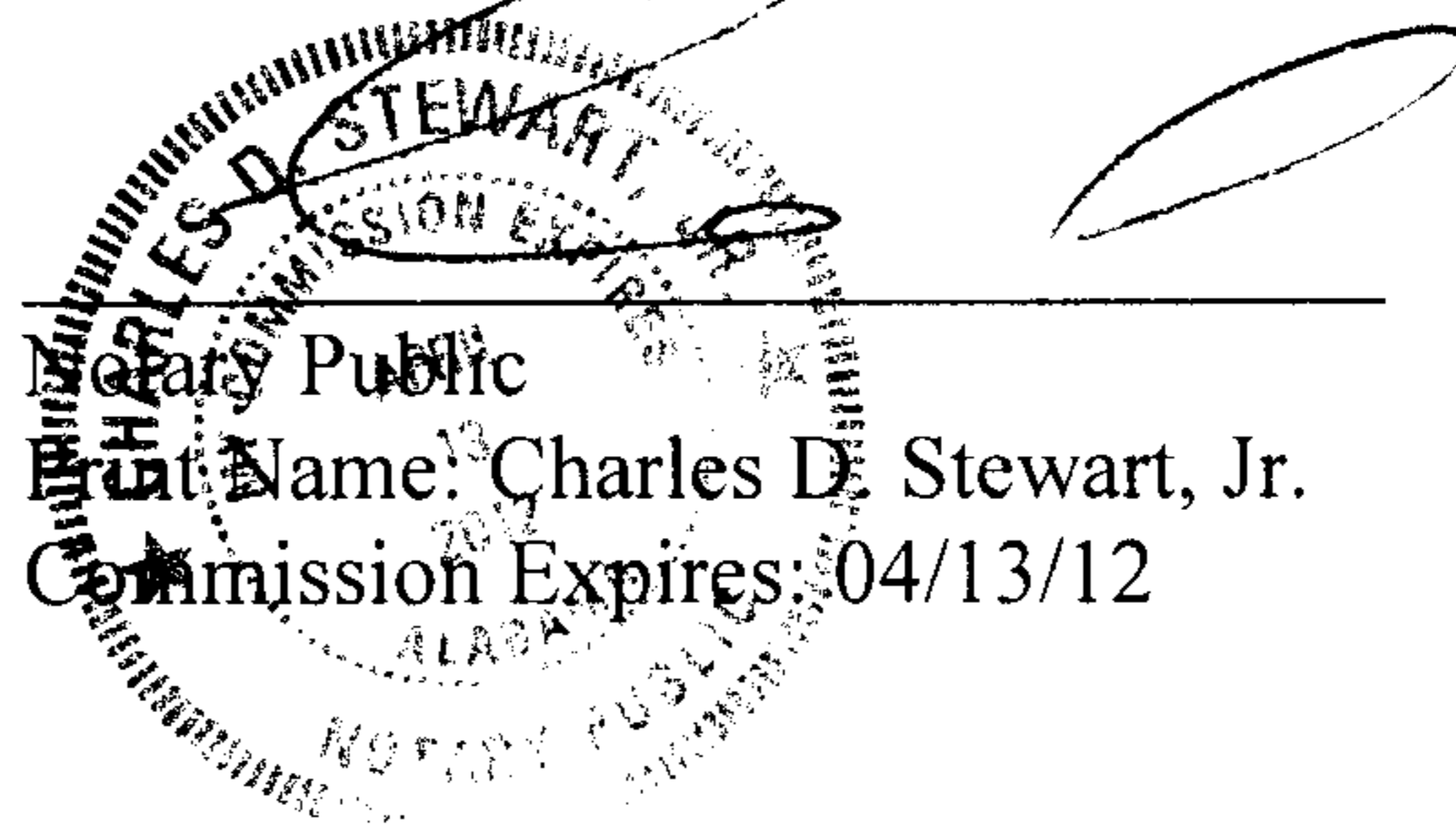
Given under my hand and official seal this the 26<sup>th</sup> day of February, 2010.



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALLYSON C. DENHAM, whose name as Agent and Attorney in fact for SCOTT A. DENHAM 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 in her capacity as Attorney in fact for SCOTT A. DENHAM on the day the same bears date.

Given under my hand and official seal this the 26<sup>TH</sup> day of FEBRUARY, 2010.



20100305000064480 2/2 \$17.00  
Shelby Cnty Judge of Probate, AL  
03/05/2010 10:21:41 AM FILED/CERT