

**SEND TAX NOTICE TO:**  
VisionOne Properties L.L.C.  
606 Village Way  
Pelham, AL 35124

This instrument prepared by:  
James F. Willis  
JFW LAW, LLC.  
1116 20th ST S. Box 503  
Birmingham, Alabama 35205

**ASSESSED VALUE:\$128,200.00**

### **WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS** That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, in hand paid to the undersigned, **Christopher Brown, a married man**, whose address is 606 Village Way Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **VisionOne Properties L.L.C., an Alabama Limited Liability Company**, (hereinafter "Grantee", whether one or more), whose address is 606 Village Way Pelham, AL 35124, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **VisionOne Properties L.L.C., an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1570 Applegate Lane, Alabaster, AL 35007** to-wit:

Lot 82, according to the Survey of Applegate Manor, as recorded in Map Book 9, Page 125 A, B and C in the Probate Office of Shelby County, Alabama. together with all the Rights, Privileges, Easements and Appurtenant Ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Associates, Inc. in Book 65, Page 201, in The Probate Office of Shelby County, Alabama, and more fully defined in Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse, recorded in Reel 63, Page 634 in the Probate Office of Shelby County, Alabama.

Source of Title: Inst. No. 20240626000191100

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's successors and/or assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's successors and/or assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's successors and/or assigns forever, against the lawful claims of all persons.

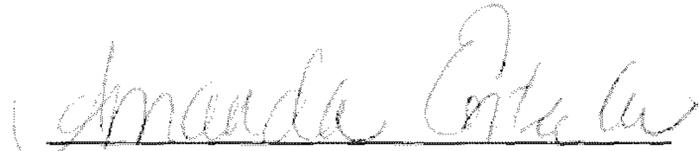
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 6th day of March, 2026.

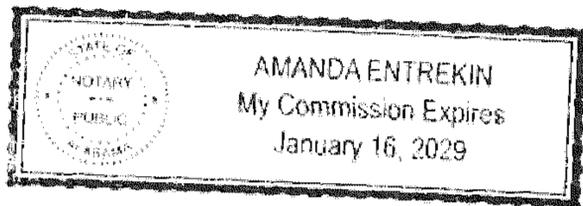
  
Christopher Brown

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned Notary Public in and for said County and State, hereby certify that **Christopher Brown**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2026.

  
Notary Public  
My Commission Expires:



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/12/2026 01:18:47 PM  
\$153.50 KELSEY  
20260312000072820**

*Alexis Bayl*