

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THOUSAND & NO/100---- (\$100,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Walter McElduff, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Judy S. Weems, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the survey of Thompson Plantation, recorded in Map Book 11 page 53 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$95,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 908 10th Street SW Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of December, 1994.

Walter McElduff
By *Stephen C. McElduff*
As Conservator (SEAL)
Walter McElduff by Stephen C. McElduff,
Conservator

Inst # 1995-00013

01/03/1995-00013
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMC 13.50

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Stephen C. McElduff, whose name as Conservator for Walter McElduff 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, in his capacity as such Conservator, executed the same voluntarily on the day the same bears date.
GIVEN UNDER MY HAND THIS THE 30TH DAY OF DECEMBER, 1994.

My Commission Expires:
3/5/95

[Signature]
Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95