

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED TWENTY THOUSAND DOLLARS AND 00 CENTS (US\$120,000.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Jody J. McElroy, an unmarried woman, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Donnie H. Walters, an unmarried woman, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 96, according to the Map and Survey of Stratford Place, Phase 2, Final Plat, as recorded in Map Book 12 page 91 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: \$80,000.00 of the above purchase price is in the form of a Mortgage in favor of Countrywide Home Loans, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, her heirs and assigns forever. And said GRANTOR does for herself, her heirs and assigns, covenants with the said GRANTEE, her heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she is entitled to the immediate possession thereof; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 28th day of May, 1998.

Jody J. McElroy
Jody J. McElroy

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jody J. McElroy, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of May, 1998.

[Signature]
Notary Public

My Commission Expires: 4/23/00

Inst # 1998-20006

06/01/1998-20006
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 48.50

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