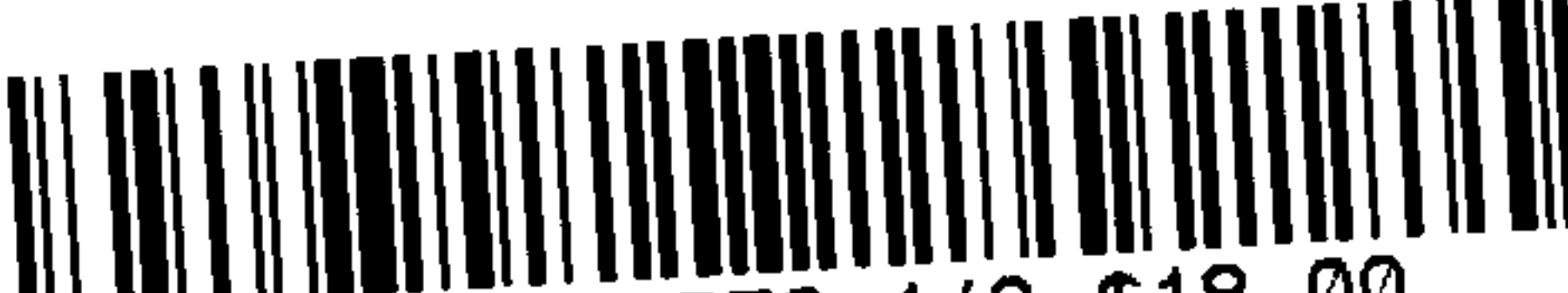


STATE OF ALABAMA}
COUNTY OF SHELBY}


20060123000034570 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
01/23/2006 11:28:24AM FILED/CERT

Deed Value 124,000
Mtg Value 124,000

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that M & M PROPERTIES, a wholly owned subsidiary of Allen and Eubanks, an Alabama General Partnership, hereinafter referred to as the Grantor, for and in consideration of the sum of TEN and 00/100THS DOLLARS (\$10.00), receipt of which is hereby acknowledged, and other good and valuable consideration, cash in hand paid to the Grantor by JAMES L. WEEMS and MICHELLE SELMAN, hereinafter referred to as the Grantees, does hereby grant, bargain, sell and convey unto the said Grantees an equal undivided interest jointly and as joint tenants in common with rights of survivorship, and to their survivors, and to the heirs and assigns of such survivors, all of its right, title and interest in and to all that certain real property lying and being situated in the County of Shelby, State of Alabama, more particularly described as follows:

Lot 21, according to the Survey of Canterbury Estates, First Addition, as recorded in Map Book 16 page 67 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

To have and to hold, the same together with all and singular the rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, and upon the death of either of them, then to the survivor of them, their heirs and assigns of such survivor forever.

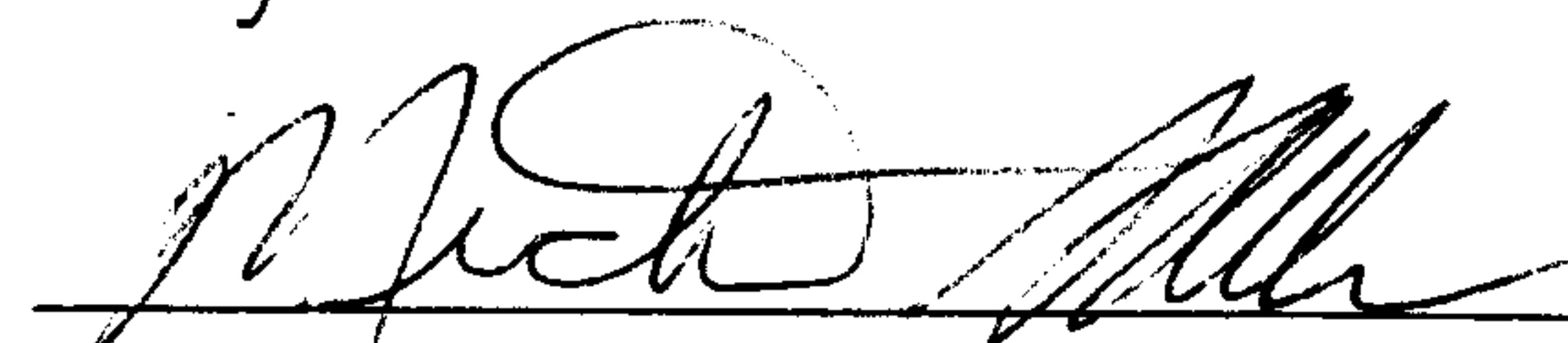
The Grantor hereby covenants with the Grantees, except as otherwise provided, that it is seized of an indefeasible estate in fee simple in and to said property and that said real property is free from and clear of all liens and encumbrances and it does


hereby warrant and will forever defend the title to said real property unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Provided, however, that this conveyance is made subject to and the following are hereby excepted from the covenants and warranties in this instrument contained.

1. Ad valorem taxes.
2. Easements, rights of way, reservations, assessments and restrictive covenants of record, in the Probate Court of Shelby County, Alabama.
3. The property conveyed hereby is conveyed to Grantees in its "as is" condition. Grantor has made no representation or warranty of any kind or character, expressed or implied, as to the merchantability, suitability for any particular purpose, habitability, or condition of the property conveyed hereby. By accepting this deed, Grantees acknowledge that Grantees have inspected and examined the property conveyed hereby and are not relying on any representation or warranty, expressed or implied, by the Grantor as to any of the foregoing.
4. The Grantor also except from the warranties and covenants herein contained any fence or other encroachment which might exist upon the property hereby conveyed.
5. The usage of the masculine, feminine or neuter pronouns herein are intended to apply interchangeably. Likewise, singular numbers shall include the plural, and plural numbers shall include the singular wherever appropriate. Also, plural verbs are intended to be singular and singular verbs are intended to be plural wherever appropriate. Further, reference to the words "Grantor" or "Grantee", singular or plural, are also intended to include the heirs, successors and assigns thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this 9th day of January 2006.


M & M PROPERTIES, Grantor
By and through Michael Shane Allen, its partner


M & M PROPERTIES, Grantor
By and through Michael A. Eubanks, its partner

STATE OF ALABAMA }
COUNTY OF SHELBY }

20060123000034570 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that M & M PROPERTIES, a wholly owned subsidiary of Allen and Eubanks, an Alabama General Partnership, by and through Michael Shane Allen its Michael A. Eubanks whose name is signed to the foregoing conveyance and who was made known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she executed the same voluntarily, with full authority to do so, on the day the same bears date.

Given under my hand and official seal this the 9th day of January 2006.

Angela Sue Bunch
NOTARY PUBLIC
My Commission Expires: 9/7/08

Grantee's address:

110 Buckingham Circle
Montevallo, AL 35115

Quantity of Land Conveyed:

THIS INSTRUMENT WAS PREPARED BY WILLIAM B. JACKSON, II, ESQ., STOKES & CLINTON, PC
1000 DOWNTOWNER BLVD., POST OFFICE BOX 991801, MOBILE, ALABAMA 36691, (251) 460-2400