

Send tax notice to:

HUGH MCELDERRY
4931 WINDWOOD CIRCLE
BIRMINGHAM, AL 35242

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

STATE OF ALABAMA
SHELBY COUNTY

2007145

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Eight Hundred Twenty-Five Thousand and 00/100 and 00/100 Dollars (\$825,000.00) in hand paid to the undersigned, CHARLES W. MATTHEWS, a married man (hereinafter referred to as "Grantor") by HUGH MCELDERRY and DARBY MCELDERRY, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF WINDWOOD CIRCLE RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 6, PAGE 154, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

CHARLES W. MATTHEWS IS THE SURVIVING GRANTEE OF THAT DEED RECORDED IN BOOK 314, PAGE 173, THE OTHER GRANTEE, ILEANE H. MATTHEWS, HAVING DIED ON THE 20TH DAY OF JUNE, 1999.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

\$825,000.00 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 Grantees, 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 15th day of March, 2007.


CHARLES W. MATTHEWS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES W. MATTHEWS, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of March, 2007.




Notary Public

Print Name:

Commission Expires:

Charles D. Stewart Jr.
4-13-08