20071102000508140 1/1 $12.00
Shelby Cnty Judge of Probate,AL
11/02/2007 01:28:24PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
The Parkwoods Building, Suite 290
402 Office Park Drive
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:
Marvin Clifton Francis
102 Lantana Circle
Pelham, AL 35124

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty Thousand Five Hundred and 00/100 ($160,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS ,**Charles H. Weaver, and wife, Anna B. Weaver** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Marvin Clifton Francis** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 124, according to the Survey of Ivy Brook Phase Three, as recorded in Map book 28, Page 34, in the Probate Office of Shelby County, Alabama.

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

$40,125.00 and
$ 120,375.00 of the above-recited purchase price was paid from a first and second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 24th day of October, 2007.

Charles H. Weaver

Anna B. Weaver

STATE OF Alabama)
:
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that ,**Charles H. Weaver and Anna B. Weaver**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of October, 2007.

NOTARY PUBLIC Jeff W. Parmer
My Commission Expires: 9/27/08