

# WARRANTY DEED

20080306000092530 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
03/06/2008 01:53:27PM FILED/CERT

This instrument was prepared by:  
WILLIAM PATRICK COCKRELL  
WPC & ASSOCIATES LLC

Send tax notice to:  
SHERRY WEAVER

(Name)

ONE PERIMETER PARK S STE 451N  
BIRMINGHAM, ALABAMA 35243

(Address)

(Name)

288 HIDDEN CREEK TRAIL  
PELHAM, AL 35124

(Address)

STATE OF ALABAMA  
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND dollars (\$125,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), BENNIE V. STEWART and JUDY STEWART, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto SHERRY WEAVER, UNMARRIED (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**LOT 61, ACCORDING TO THE SURVEY OF PHASE ONE, HIDDEN CREEK TOWNHOMES, AS RECORDED IN MAP BOOK 27, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 125,000.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to the said Grantee, his/her heirs and assigns forever.

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

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IN WITNESS WHEREOF, I have hereunto set my hand and seal, 02/08/08.

Bennie V Stewart (Seal)  
BENNIE V. STEWART

Judy Stewart (Seal)  
JUDY STEWART

STATE OF ALABAMA

COUNTY OF Shelby

## General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify that BENNIE V. STEWART and JUDY STEWART, 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 conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 02/08/08.

[Signature]  
Notary Public

Return to: William Patrick Cockrell  
WPC & Associates LLC

WILLIAM PATRICK COCKRELL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 12, 2011