


This instrument was prepared by

David A. Bedgood
140 Bowling Lane
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Rachel L. Weaver
123 Norridge Place
Pelham AL 35124


20080721000292660 1/4 \$30.50
Shelby Cnty Judge of Probate, AL
07/21/2008 11:55:59AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY THREE THOUSAND NINE HUNDRED AND NO/100'S (\$163,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, REBECCA S. YOUNG, an unmarried woman and MELISSA A. YOUNG A/K/A MELISSA BOYER AND STEPHEN BOYER, Wife and Husband (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, RACHEL L. WEAVER (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 12, ACCORDING TO THE AMENDED MAP OF THE RESURVEY OF FINAL PLAT, PHASE III, STATFORD PLACE, AS RECORDED IN MAP BOOK 14, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$155,705.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

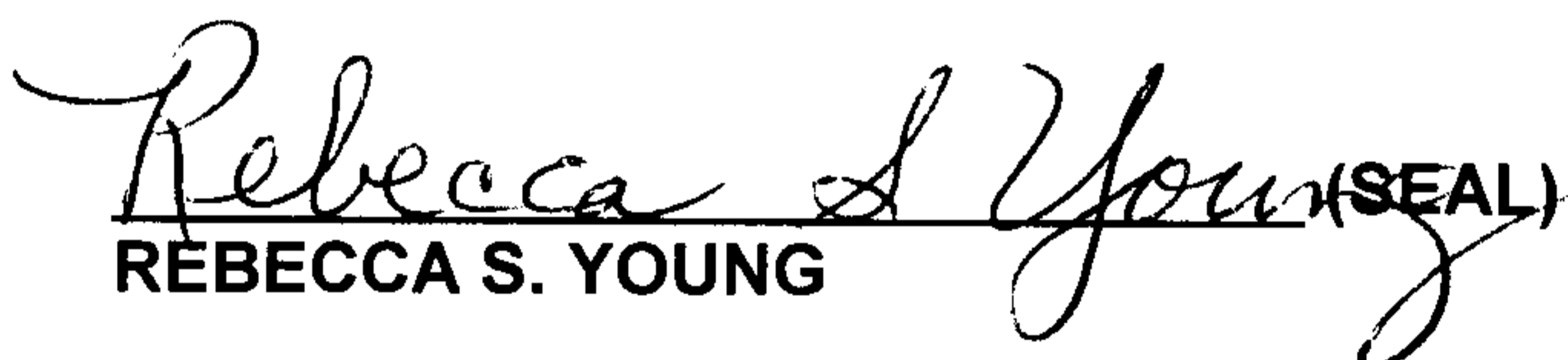
This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is 123 NORRIDGE PLACE, PELHAM, AL 35124 Shelby County, Alabama

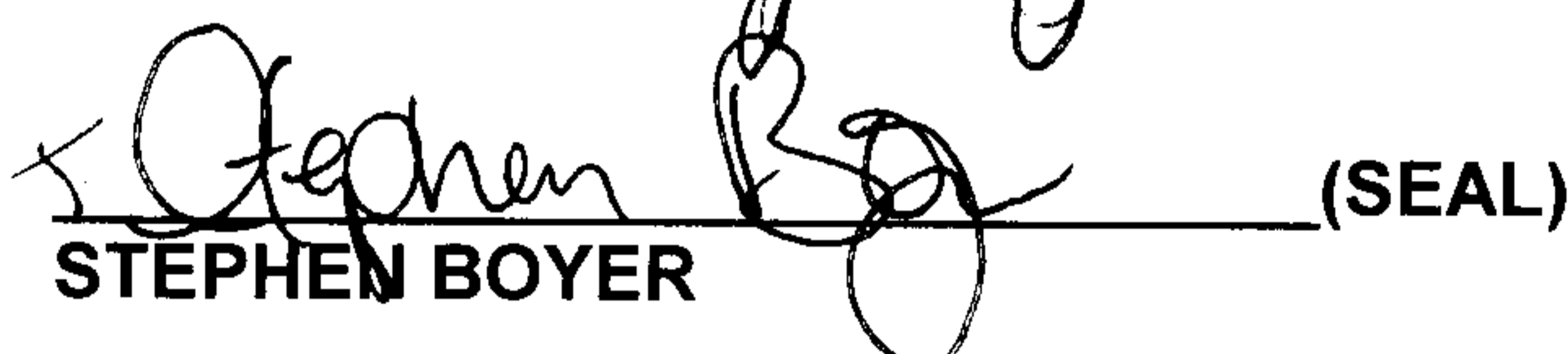
The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

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

IN WITNESS WHEREOF, We, REBECCA S. YOUNG and MELISSA A. YOUNG A/K/A MELISSA BOYER and STEPHEN BOYER, have hereunto set my (our) hand(s) and seal(s) this 8 day of July, 2008.


REBECCA S. YOUNG


MELISSA A. YOUNG A/K/A MELISSA BOYER


STEPHEN BOYER

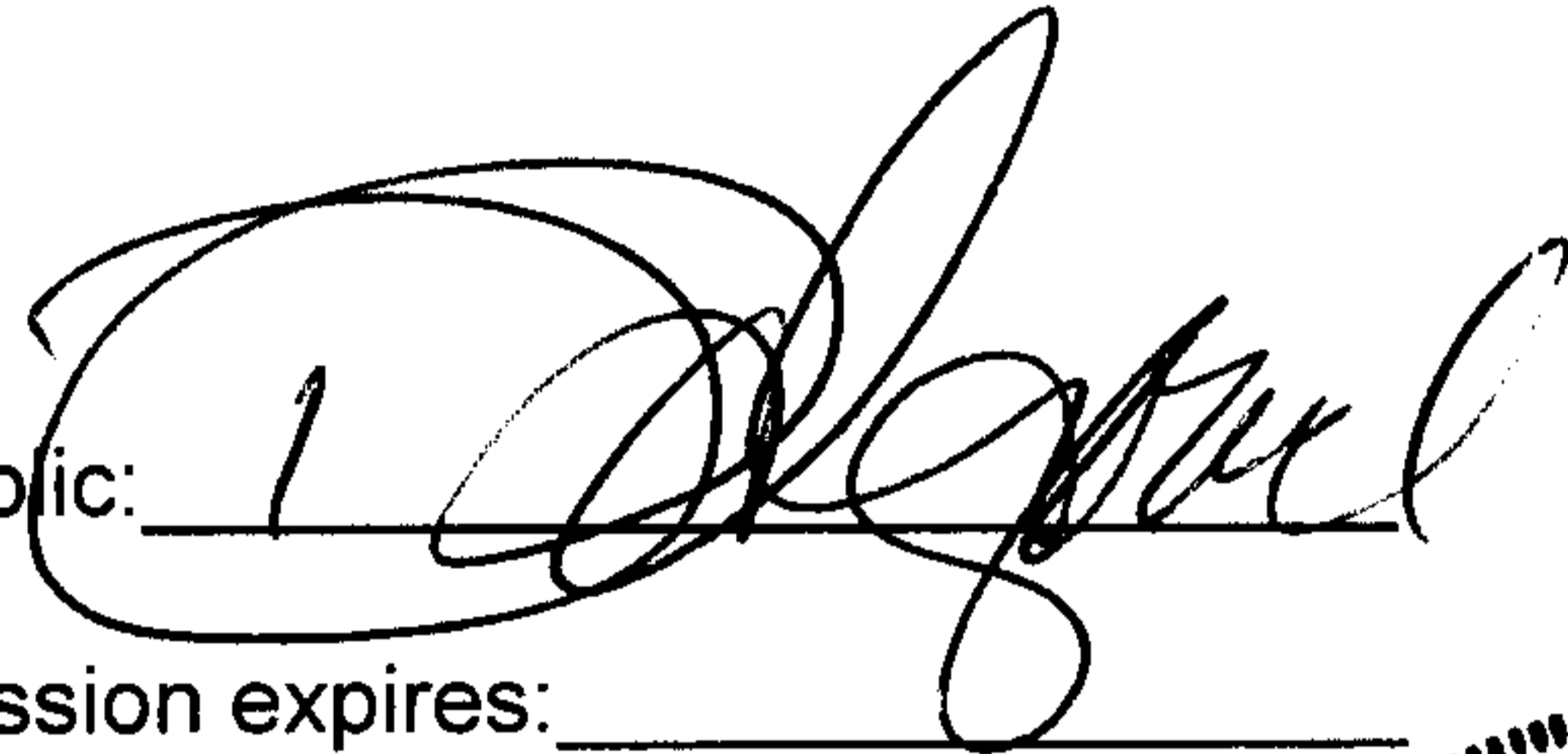
ACKNOWLEDGEMENT FOR REBECCA S. YOUNG

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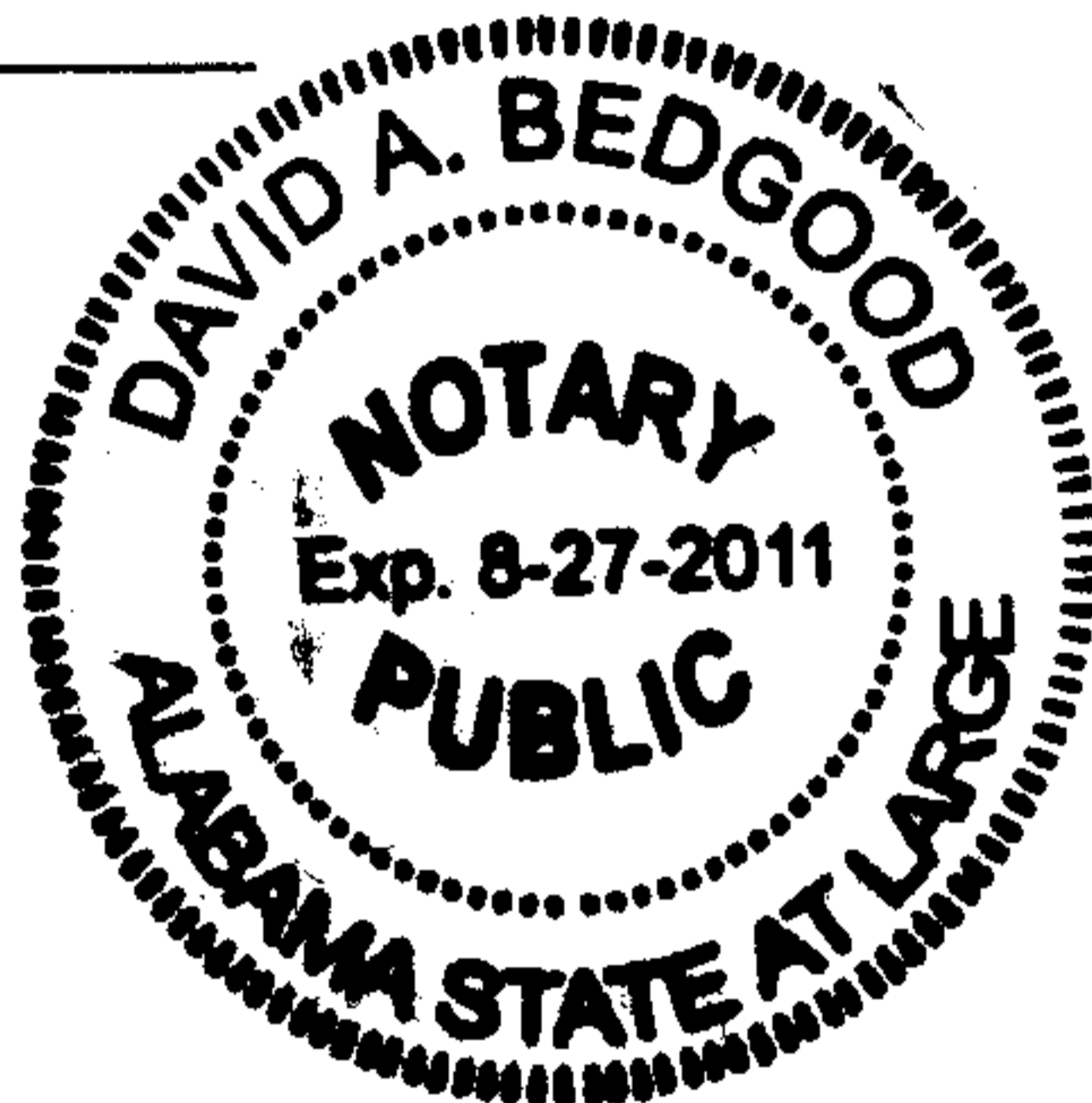
STATE OF Alabama
COUNTY OF Shelby

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **REBECCA S. YOUNG** 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 17th day of **JULY, 2008**.


Notary Public: 

My commission expires: _____



ACKNOWLEDGEMENT FOR MELISSA A. YOUNG A/K/A MELISSA BOYER

STATE OF ^{AS} Alabama Texas
COUNTY OF ^{AS} Shelby Dallas

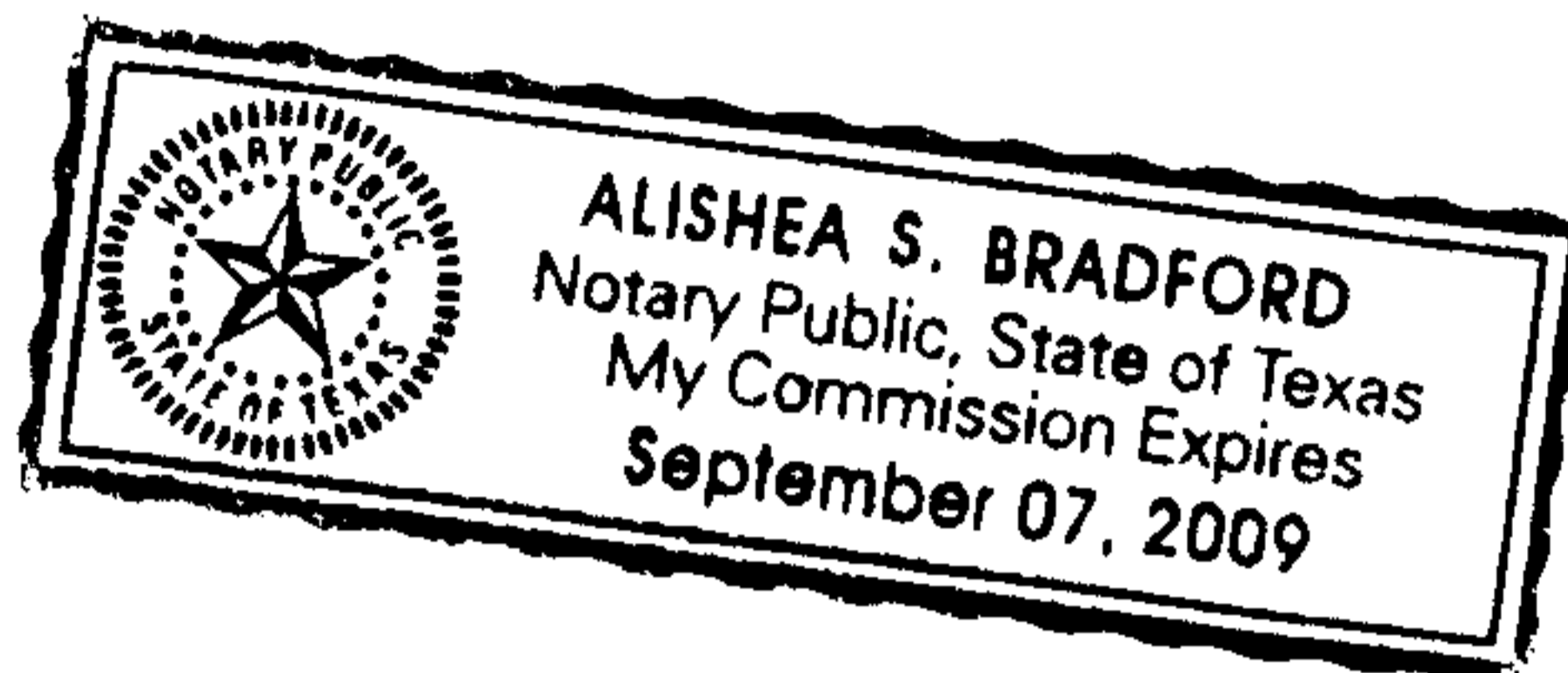

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I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **MELISSA A. YOUNG A/K/A MELISSA BOYER** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that 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 8 day of JULY, 2008.

Notary Public: Alishea S. Bradford

My commission expires: Sept. 07, 2009



ACKNOWLEDGEMENT FOR STEPHEN BOYER



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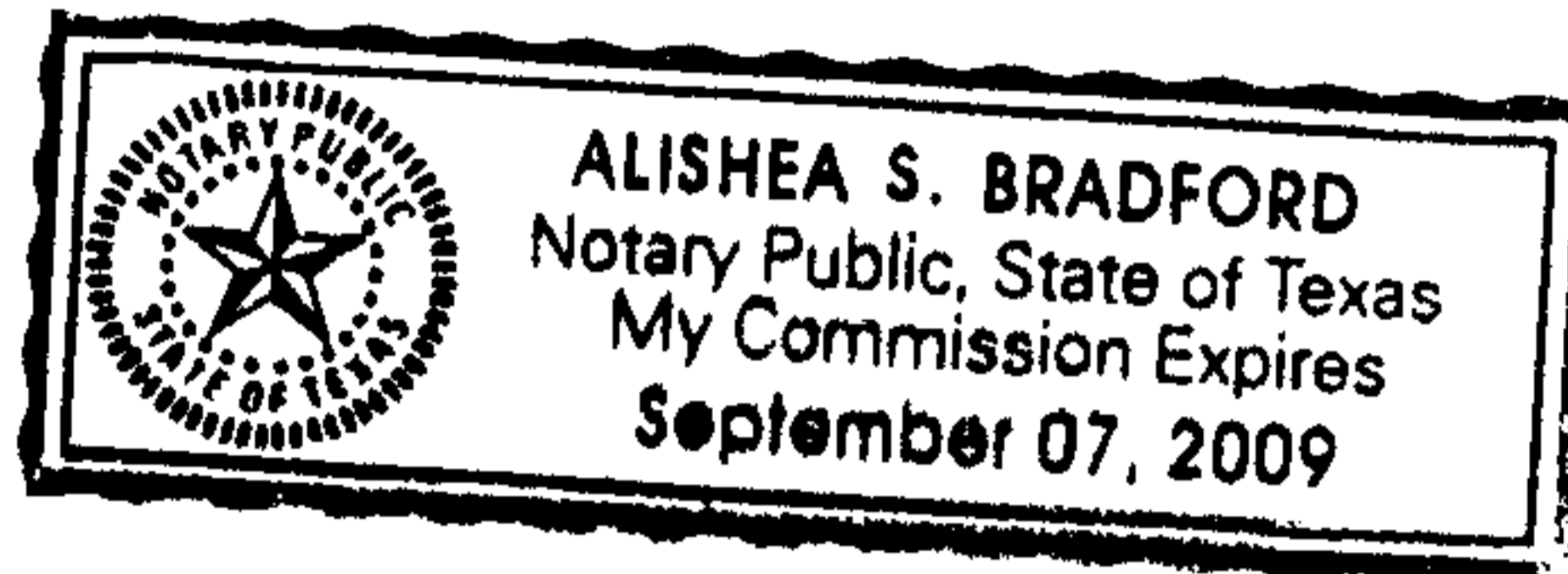
STATE OF Texas
COUNTY OF Oak

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **STEPHEN BOYER** 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 8 day of JULY, 2008.

Notary Public: Alishea S. Bradford

My commission expires: Sept. 07, 2009



Shelby County, AL 07/21/2008
State of Alabama
Deed Tax: \$8.50