

SPECIAL WARRANTY DEED

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Shelby Cnty Judge of Probate, AL
08/29/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENT, that in consideration of the sum of Nine hundred twenty-six and 06/100 (\$926.06) Dollars, Colonial Financial Service, Inc., an Alabama corporation, in hand paid by Chelse Nash and Betty Ann Winslett Nash, the receipt of which is hereby acknowledged, the said Colonial Financial Service, Inc., does by these present, grant, bargain, sell and convey with covenants of special warranty unto the said Chelse Nash and Betty Ann Winslett Nash, the following described real estate, situated in Shelby County, Alabama and being more fully described as follows:

Lot No. 31 in Block E, according to Plat of Wilmot Subdivision, as recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 3, Page 124. Subject to restrictions as shown on said plat of Wilmot Subdivision of Record; and subject to transmission line permits of record.

This is the same property as conveyed to Modern Homes Construction Company by Warranty Deed of Homer A. Bearden and wife, Jeanette Bearden, dated May 14, 1963, and recorded in Book 225, Page 437, Public Records of Shelby County, Alabama.

This is the same property conveyed to Colonial Financial Service, Inc., by G.A.C. Transworld Acceptance Corporation by Deed dated the 24th day of July, 1974, and recorded in Deed Book 288, Page 523, on the 2nd day of September, 1974, in the records of Probate Judge of Shelby County, Alabama. Any warranties contained herein are limited to such title rights and interests as was obtained by Colonial Financial Service in said Deed.

TO HAVE AND TO HOLD, To the said Chelse Nash, and Betty Ann Winslett Nash, their heirs, successors, and assigns forever.

This conveyance is made and accepted subject to unpaid taxes, if any, on the above described property.

IN WITNESS WHEREOF, the said Colonial Financial Service, Inc., by its Vice President, Charles C. Cash, who is authorized to execute this conveyance has hereto set its signature and seal, this the 21st day of August, 1975.

COLONIAL FINANCIAL SERVICE, INC.

By: *Charles C. Cash*
Charles C. Cash, Vice President

Attest: *Ben G. McDaniel*
Ben G. McDaniel, Assistant Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Sandy S. Land (Russell), a Notary Public in and for said County and State do hereby certify that Charles C. Cash and Ben G. McDaniel whose names as Vice President and Assistant Secretary, respectively, of COLONIAL FINANCIAL SERVICE, INC., are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being fully informed of the contents of such instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of my office on this the 21st day of August, 1975. My commission expires June 1, 1976.

Sandy S. Land (Russell)
Notary Public
My Commission Expires June 1, 1976

This instrument was prepared by Kathy Muzer, Secretary to Charles C. Cash, Vice President, Colonial Financial Service, 1135 Bank for Savings Building, Birmingham, Alabama, 35203.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 AUG 29 PM 12:56

Deed Book 100

Charles C. Cash

JUDGE OF PROBATE

BOOK 294 PAGE 216