

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Kimberly Martin Rider
Wade Lewis Rider
248 WAGON TRAIL
ALABASTER, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-four thousand six hundred and 00/100 Dollars (\$144,600.00) to the undersigned Grantor, Countrywide Home Loans, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kimberly Martin Rider, and Wade Lewis Rider, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the survey of Apache Ridge, Sector 6, as recorded in Map Book 17, Page 145 of the records in the Office of the Judge Probate, Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Book 256 Page 868 and Book 271, Page 720.
4. Plantation Pipeline Easement recorded in Deed Book 112, Page 205.
5. Covenants, conditions, and restrictions (provision, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in Instrument document recorded in Inst. # 1993-39988.
6. Restrictions as shown on recorded plat. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 2002-17231, in the Probate Office of Shelby County, Alabama.

\$ 115,680.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

 KMR

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16th day of April, 2004.

Countrywide Home Loans, Inc.

by, 

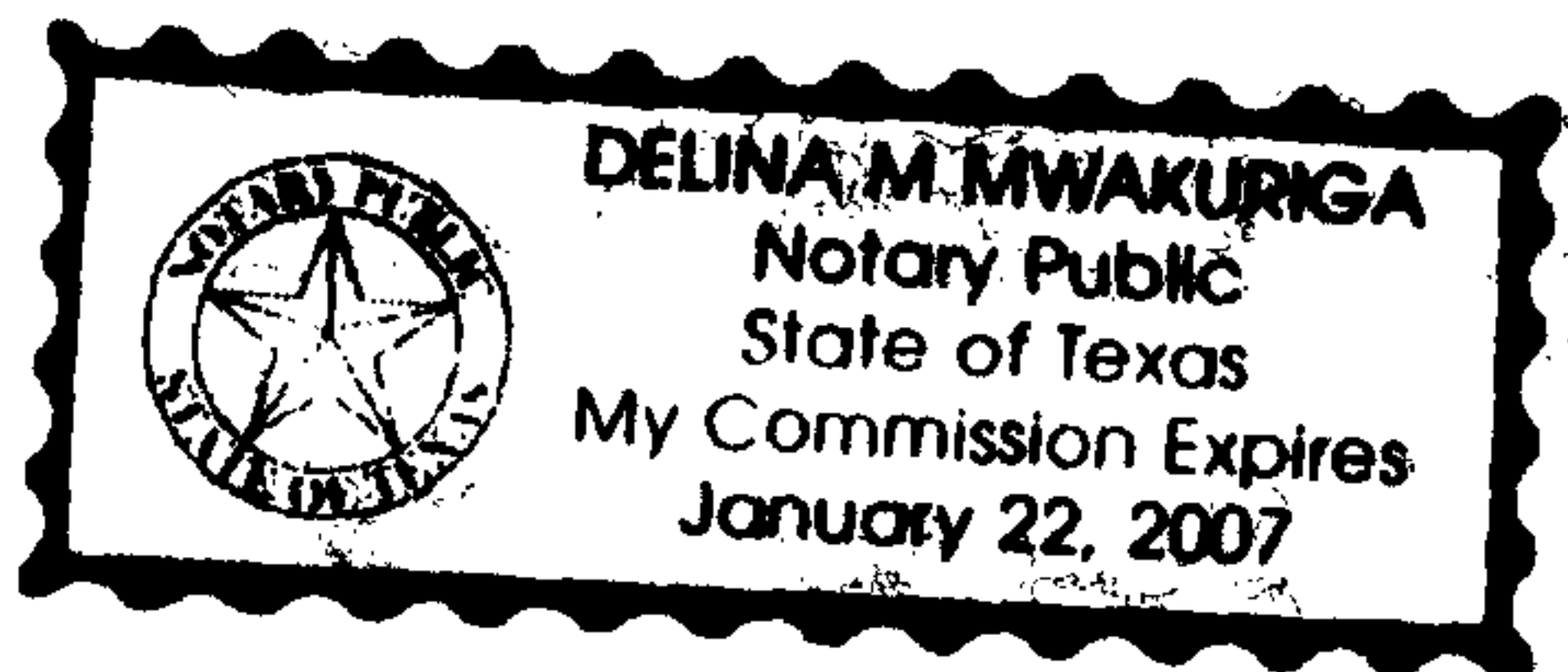
Its Mark Arvizu, Vice President

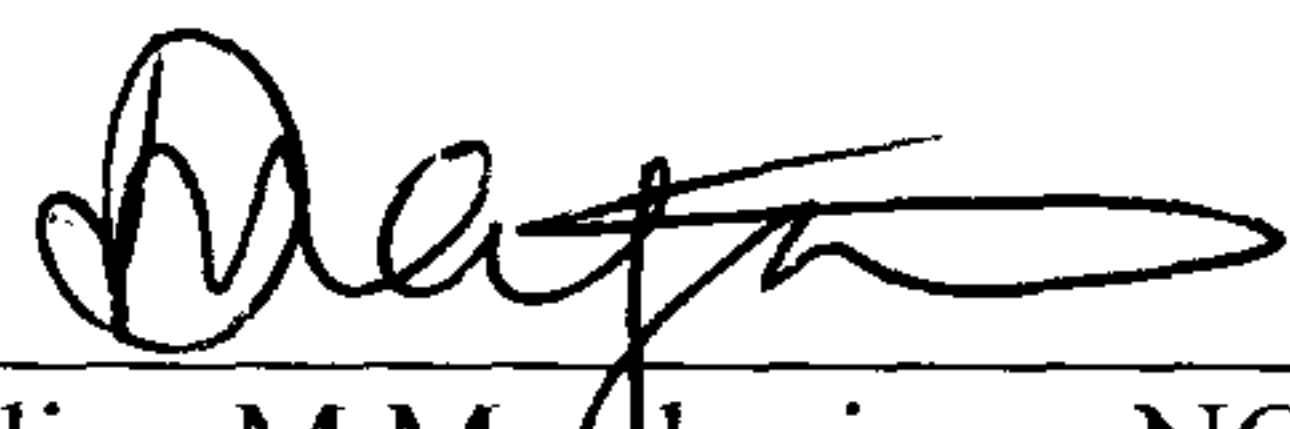
STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Arvizu, whose name as Vice President of Countrywide Home Loans, Inc., a corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 16th day of April, 2004.




Delina M Mwakuriga NOTARY PUBLIC
My Commission expires: 01/22/07
AFFIX SEAL

2003-000992

20040503000230130 Pg 2/2 43.00
Shelby Cnty Judge of Probate, AL
05/03/2004 14:20:00 FILED/CERTIFIED