

DJP
WBSY



20040727000415420 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/27/2004 09:26:00 FILED/CERTIFIED

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

Send Tax Notice to:
Kelli L. Minshew
Rory K. Strong

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-six thousand nine hundred and 00/100 Dollars (\$86,900.00) to the undersigned Grantor, GE Mortgage Services, LLC f/k/a GE Capital Mortgage Services, 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 Kelli L. Minshew, and Rory K. Strong, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, in Block 4, according to the Survey of Willow Glen, as recorded in Map Book 7, Page 101, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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 Alabama Power Company as recorded in Book 101 Page 80.
4. Restrictive covenant as recorded in Book 28 Page 194.
5. Transmission Line Permit to Alabama Power Company recorded in Book 172, Page 549.
6. Subdivision agreement and limitations recorded in Misc. Book 25, Page 830 through 838.
7. Permit to Alabama Power Company and South Central Bell recorded in Book 316, Page 804.
8. 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. 20040218000083460, in the Probate Office of Shelby County, Alabama.

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

Date this 29th day of June, 2004.

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GE Mortgage Services, LLC f/k/a GE Capital
Mortgage Services, Inc.


Linda Schwinn, AVP

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Schwinn, whose name as AVP of GE Mortgage Services, LLC f/k/a GE Capital Mortgage Services, 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, 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 29th day of June, 2004.

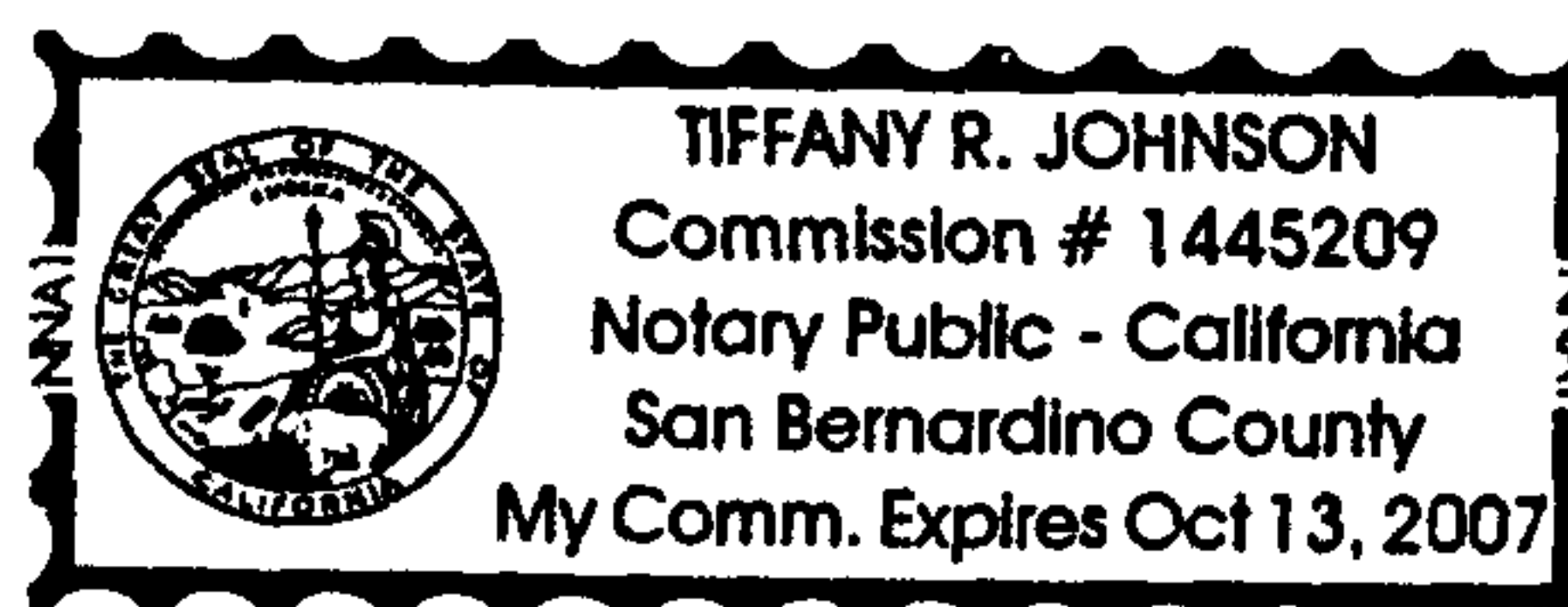

NOTARY PUBLIC

My Commission expires: 10/13/07

AFFIX SEAL

RETURN TO:

REO Department
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205
(205) 930-5184 (Fax)
(205) 930-5241 (Telephone)



412 Willow Glen Drive, Montevallo, AL 35115
2004-000261