

SPECIAL WARRANTY DEED

State of ALABAMA )  
County of SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED FORTY EIGHT THOUSAND AND 00/100 dollars (\$148,000.00) cash in hand paid to ABN AMRO MORTGAGE GROUP, INC., (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said JASPER C JULIANO AND JOHN F JULIANO, (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in SHELBY County, ALABAMA, to-wit:

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, AND RUN IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 263.00 FEET TO A POINT; THENCE 79 DEGREES 07 MINUTES TO THE LEFT IN A NORTHEASTERLY DIRECTION OF 178.71 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 80.0 FEET TO A POINT; THENCE 57 DEGREES 09 MINUTES TO THE RIGHT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 20.38 FEET TO A POINT; THENCE 107 DEGREES 12 MINUTES 10 SECONDS LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 186.70 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF INDIAN LAKE DRIVE; THENCE 115 DEGREES 17 MINUTES 40 SECONDS TO THE LEFT ALONG SAID EASTERLY RIGHT OF WAY LINE OF INDIAN LAKE DRIVE A DISTANCE OF 108.03 FEET TO A POINT; THENCE 3 DEGREES 42 MINUTES TO THE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 85.0 FEET TO A POINT; THENCE 53 DEGREES 42 MINUTES 11 SECONDS TO THE LEFT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 73.64 FEET TO A POINT; THENCE 53 DEGREES 34 MINUTES 19 SECONDS TO THE LEFT IN A EASTERLY DIRECTION 120.31 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EASEMENT:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, FROM THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4 TURN AN ANGLE TO THE RIGHT OF 30 DEGREES 09 MINUTES 10 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 360.7 FEET; THENCE TURN AN ANGLE TO THE LEFT, OF 03 DEGREES 42 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 106.03 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 75.79 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 08 DEGREES 07 MINUTES AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 24.21 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 95 DEGREES 00 MINUTES 18 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 261.7 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST STATED COURSE FOR A DISTANCE OF 17.21 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 119 DEGREES 19 MINUTES 42 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 157.31 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 72 DEGREES 47 MINUTES 50 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 15.70 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 107 DEGREES 12 MINUTES 10 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 153.52 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in INSTRUMENT #20030613000371690

IN WITNESS WHEREOF, ABN AMRO MORTGAGE GROUP, INC., has caused these present to be executed in its name and on its behalf as aforesaid, on this the 26th day of May, 2004

This Property was acquired through foreclosure action, therefore, Seller has no knowledge

ABN AMRO MORTGAGE GROUP, INC.

BY:

Pamela J. Crocker, Vice President

ATTEST:

Carol J. Black, Asst. Vice President

STATE OF Colorado  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Pamela J. Crocker and Carol J. Black, whose names as V.P. and A.V.P., respectively, of ABN AMRO MORTGAGE GROUP, INC., 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid, on the day that bears the same date.

Given under my hand and official seal this 26th day of May, 2004

CINDY HOPE  
Notary Public  
State of Colorado

NOTARY PUBLIC

(Seal)

My commission expires: 1/23/08

This instrument prepared by:  
JEREMY D. CROW  
MORRIS & SCHNEIDER, P.C. ("M&S")  
5336 STADIUM TRACE PARKWAY, SUITE 214  
HOOVER, AL 35244  
AL-040400624

\$133,200.00 mortgage is being filed simultaneously