

Consideration: \$40,500.00

STATE OF ALABAMA)

SPECIAL WARRANTY DEED

SHELBY COUNTY)



20050531000261590 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/31/2005 01:20:15PM FILED/CERT

That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned Grantor, HOMECOMINGS FINANCIAL NETWORK, INC., (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 GEORGE P. KAUFFMAN and wife BARBARA A. KAUFFMAN, and BRIAN K JOHNSON and wife KRISTY JOHNSON, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 21 South, Range 3 West, and run East along the North Boundary of said Northeast 1/4 of Northeast 1/4, Section 13, Township 21 South, Range 3 West for a distance of 100 feet; thence turn an angle of 85 degrees 07 minutes to the right and run 410.43 feet to the point of beginning of the land herein conveyed; thence turn an angle of 103 degrees 05 minutes to the right and run 208.71 feet; thence turn an angle of 89 degrees, 00 minutes to the left and run 208.71 feet; thence turn an angle of 82 degrees, 00 minutes to the left and run 208.71 feet; thence turn an angle of 98 degrees 00 minutes to the left and run 208.71 feet, more or less, to the point of beginning.

This conveyance is subject to all recorded covenants, restrictions, reservations or easements.

Subject to:

1. All easements, rights of way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantees assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and
6. Any conditions that would be revealed by a physical inspection and survey of the property.

Shelby County, AL 05/31/2005
State of Alabama

Deed Tax: \$2.00

7. 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 dated October 11, 2004, and recorded in the probate office of Shelby County.

Grantor covenants that it is seized and possessed of the said land and has right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed effective on this 20 day of May, 2005.

HOMECOMINGS FINANCIAL NETWORK, INC.

BY:

Its

[Signature]
Authorized Signer

STATE OF OREGON

COUNTY OF Washington

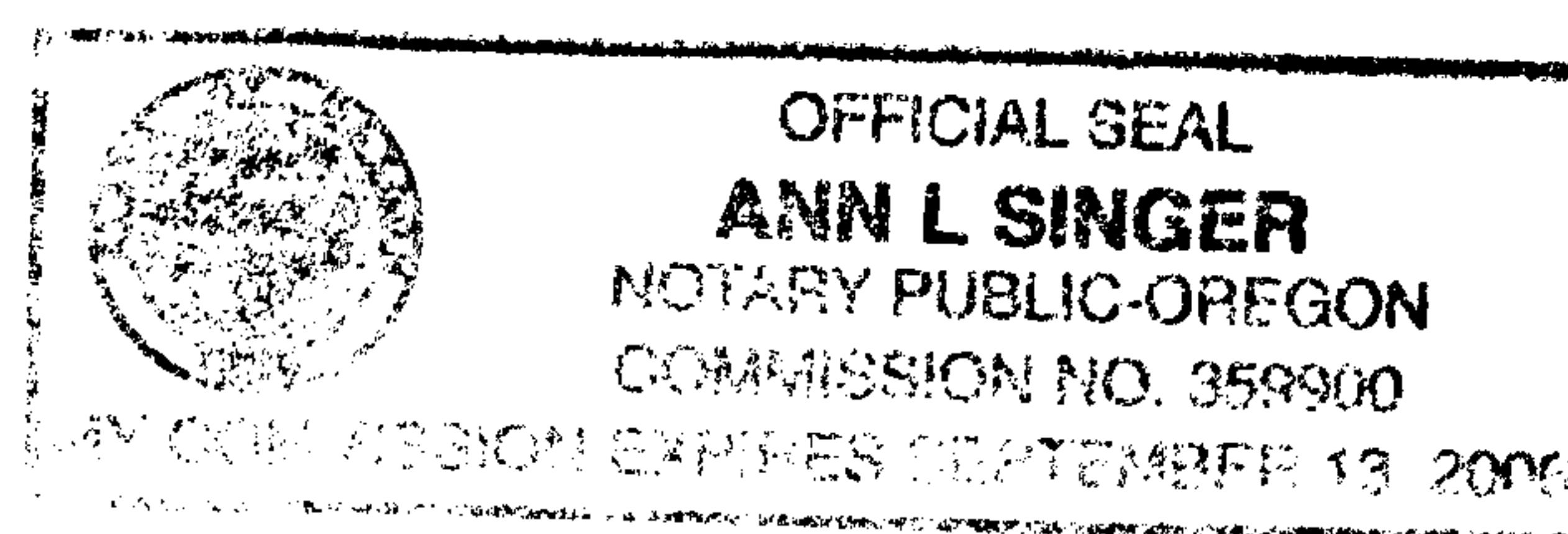
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Smith, whose name as Authorized Signer of HOMECOMINGS FINANCIAL NETWORK, INC., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 20 day of May, 2005.

[Signature]
NOTARY PUBLIC
My Commission Expires:

AFFIX SEAL

Property Address:
70 Fulton Springs Lane
Alabaster, Alabama 35007-5242
Wilshire Account No.: 385064



This instrument prepared by:
Law Offices of Ernest Blasingame
205 West College Street
Florence, Alabama 35630
(256) 764-1224

\$ 38,500.00 of
purchase price
was secured by
mortgage attached.