

20060713000338880 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/13/2006 03:08:04PM FILED/CERT

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

Send Tax Notice to:
Cecil Wayne Hamilton
Olene E. Hamilton
1302 CALISTON WAY
PELHAM AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred thirty thousand and 00/100 Dollars (\$230,000.00) to the undersigned Grantor, Mortgage Electronic Registration Systems, Inc., as nominee for NovaStar Mortgage, 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 Cecil Wayne Hamilton, and Olene E. Hamilton, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 502, according to the Resurvey of Lots 501-520, 543-553, and 557-561, Caliston at Ballantrae, Phase I, as recorded in Map Book 33, Page 132, in the Probate Office of 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. Covenant for storm water control and release of damages recorded in Instrument No. 20040311000124230.
4. 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. 20060522000240500, in the Probate Office of Shelby County, Alabama.

\$ 225,000.00 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.

Sirote

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
6 day of July, 2006.

Mortgage Electronic Registration Systems, Inc., as
nominee for NovaStar Mortgage, Inc.

by, [Signature]
Its SCOTT FORST, V.P.

STATE OF Missouri

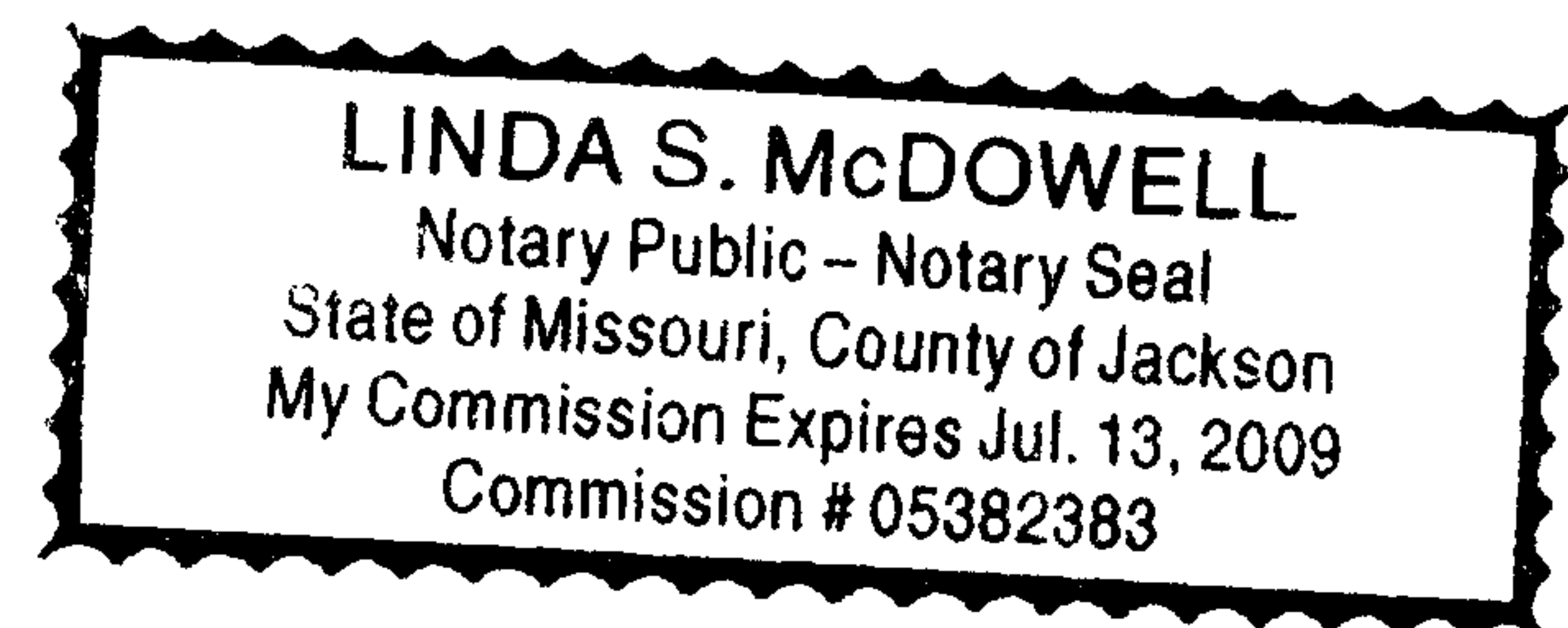
COUNTY OF Jackson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
SCOTT FORST, whose name as Vice President of Mortgage
Electronic Registration Systems, Inc., as nominee for NovaStar Mortgage, 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 6th day of July, 2006.

[Signature]
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2006-001137



Shelby County, AL 07/13/2006
State of Alabama
Deed Tax: \$5.00