

THIS INSTRUMENT WAS PREPARED BY:

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20090612000225260 1/2 \$63.50  
Shelby Cnty Judge of Probate, AL  
06/12/2009 01:46:36 PM FILED/CERT

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**SPECIAL WARRANTY DEED**

That in consideration of FORTY-NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$49,400.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned ALIANT BANK, a bank organized under the laws of the State of Alabama (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto PROFESSIONAL HOMEBUILDERS, INC. (hereinafter referred to as Grantee), with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit :

Lots 366 and 392, according to the Map and Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 12B, as recorded in Map Book 39, Page 92 in the Office of the Judge of Probate of Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto PROFESSIONAL HOMEBUILDERS, INC., its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall past to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*,

1975, Section 35-4-7, as amended.

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IN WITNESS WHEREOF, ALIANT BANK, a bank organized under the laws of the State of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 12<sup>th</sup> day of JUNE, 2009.

ALIANT BANK

By: Dan McArthur

Its: Vice President

STATE OF ALABAMA )  
)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Dan McArthur <sup>as vice president</sup> of Aliant Bank, whose name is signed to the foregoing special warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12<sup>th</sup> day of JUNE, 2009.

[Signature]  
Notary Public

My commission expires: 8/6/2011