



20090724000285180 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
07/24/2009 12:08:53 PM FILED/CERT

INVESTOR NUMBER: 389381241

Taylor, Bean & Whitaker Mortgage Corporation

CM #: 55232-148

MORTGAGOR(S): JAMES SUGGS AND CARI SUGGS

THIS INSTRUMENT PREPARED BY:

Cynthia W. Williams

Sirote & Permutt, P.C.

2311 Highland Avenue South

P. O. Box 55727

Birmingham, AL 35255-5727

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **Taylor, Bean & Whitaker Mortgage Corporation**, does hereby grant, bargain, sell, and convey unto Grantee, **Federal Home Loan Mortgage Corporation**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

A parcel of land lying in the Southwest quarter of the Northeast quarter of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Southwest corner of said quarter- quarter, Section 23, Township 20 South, Range 4 West, Shelby County, Alabama Thence run East along the South line of said quarter- quarter for a distance of 847.02 feet to the Point Of Beginning; Thence continue along said line for a distance of 490.00 feet to a point; Thence deflect an angle left of 89 degrees 13 minutes 40 seconds and run North for a distance of 205.38 feet to a point; Thence deflect an angle left of 74 degrees 36 minutes 37 seconds and run Northwest for a distance of 205.00 feet to a point; Thence deflect an angle left of 57 degrees 44 minutes 01 seconds and run Southwest for a distance of 395.48 feet to the Point of Beginning.

Also a 15 foot easement for ingress and egress described as follows:

A strip of land located In the Southwest Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 4 West, Shelby County, Alabama being more particularly described as follows:



Commence at the Southwest corner of said quarter-quarter Section 23, Township 20 South, Range 4 West, Shelby County, Alabama; Thence run West along said quarter-quarter, line for a distance of 847.02 feet to a point; Thence deflect 41 degrees 34 minutes 18 seconds left and run a distance of 174.81 feet to the centerline of a 15.0 wide easement for Ingress and Egress; Thence deflect 98 degrees 40 minutes 23 seconds left and run 35.19 feet to a point; Thence deflect 12 degrees 45 minutes 19 seconds Right and run 112.67 feet to a point; Thence deflect 8 degrees 38 minutes 26 seconds left and run 47.28 feet to a point; Thence deflect 10 degrees 20 minutes 44 seconds left and run 21.83 feet to a point; Thence deflect 22 degrees 24 minutes 19 seconds left and run 33.10 feet to a point; Thence deflect 17 degrees 05 minutes 51 seconds left and run 114.22 feet to a point; Thence deflect 45 degrees 25 minutes 34 seconds left and run 34.77 feet to a point; Thence deflect 22 degrees 13 minutes 31 seconds right and run 22.13 feet to a point; Thence deflect 85 degrees 38 minutes 26 seconds right and run 36.29 feet to a point; Thence deflect 19 degrees 42 minutes 10 seconds right and run 48.96 feet to a point; Thence deflect 12 degrees 47 minutes 05 seconds left and run 57.92 feet to a point; Thence deflect 17 degrees 58 minutes 33 seconds left and run 80.94 feet to a point; Thence deflect 10 degrees 44 minutes 24 seconds right and run 66.44 feet to a point; Thence deflect 8 degrees 30 minutes 34 seconds left and run 26.96 feet to a point, said point lying on the South right of way of Shelby County Highway # 93 having a 60.00 right of way and being the end of the 15.0 easement.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **TAYLOR, BEAN & WHITAKER MORTGAGE CORPORATION**, a corporation, has caused this conveyance to be executed by Tara Lindholm, its Attorney in Fact, who is duly authorized, on the 8 day of July, 2009.

TAYLOR, BEAN & WHITAKER MORTGAGE CORPORATION
[AFFIX SEAL]



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By: Tara Lindholm
Its: Tara Lindholm Attorney in Fact

STATE OF Mn

COUNTY OF Dakota

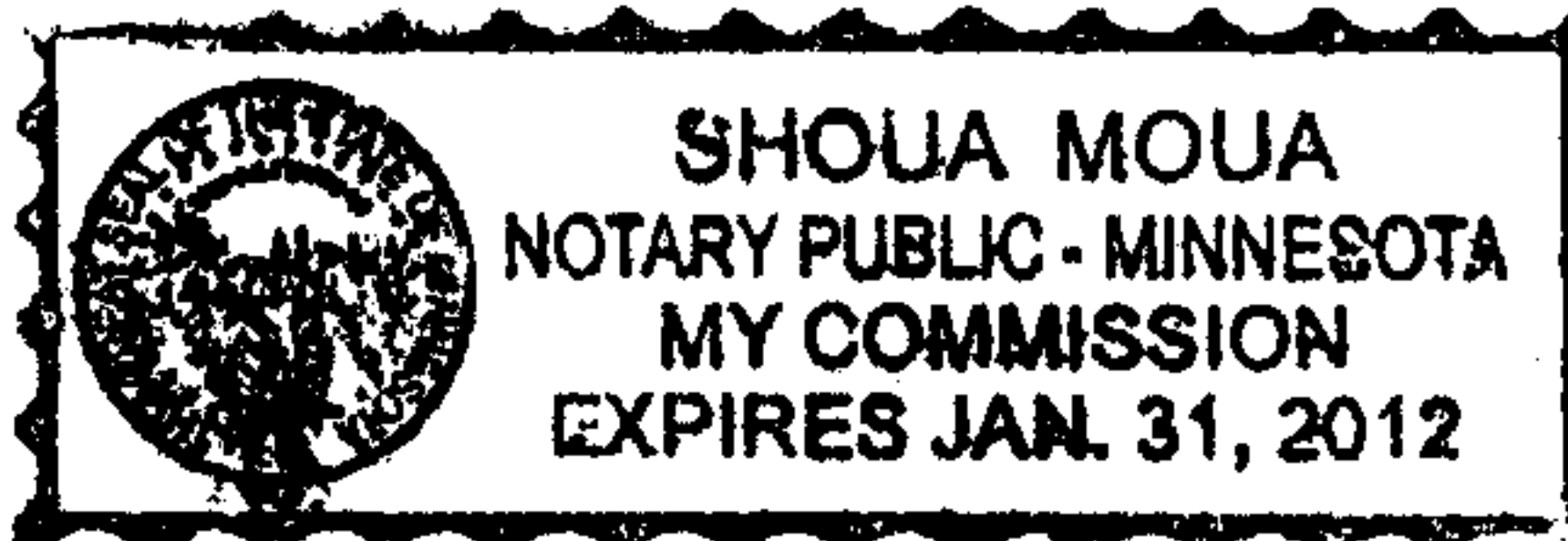
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Tara Lindholm, whose name as Attorney in Fact of TAYLOR, BEAN & WHITAKER MORTGAGE CORPORATION, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 8 day of July, 2009.

[Signature]

Notary Public

My Commission Expires: 1/31/12



Please Send Tax Notices to:
Taylor, Bean & Whitaker Mortgage Corporation