

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

\$10,000 value

STATE OF ALABAMA)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of TEN DOLLARS (\$10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned M & F 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 RSR DEVELOPMENT, LLC (hereinafter referred to as Grantee), with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit :

Lot 483, according to the Final Plat of Stoneykirk at Ballantrae Phase 4, as recorded in Map Book 37, page 16, in the Probate Office 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 RSR DEVELOPMENT, LLC, 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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Shelby Cnty Judge of Probate, AL
11/23/2009 02:30:24 PM FILED/CERT

IN WITNESS WHEREOF, M & F 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 30th day of May, 2008.

M & F BANK

By: [Signature]

Its: VP

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Brian Bertella, whose name is signed to the foregoing quitclaim deed as a VP of M & F Bank, 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 30th day of May, 2008.

Notary Public Helen M. Gay

My commission expires: 4-28-10