

SEND TAX NOTICE TO:

690 4th St. Morley, MI 49336

[Space above this line reserved for recording data]

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THIRTEEN THOUSAND and no/100 Dollars (\$13,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **FIRST COMMERCIAL BANK a division of SYNOVUS BANK**, whose address is 4121 Carmichael Road, Montgomery, AL 36106 (herein referred to as grantor), grant, bargain, sell and convey unto **RONALD RILEY IRWIN, TRUSTEE OF THE RONALD RILEY IRWIN REVOCABLE TRUST MARCH 14, 2000.** whose address is 690 4th St. Morley, MI 49336 (herein referred to as grantee), the following described real estate, situated in **Jefferson** County, Alabama, which a property address of **3007 Chelsea Ridge Trl, Chelsea, AL 35051** to wit:

Lot 26, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, Page 150, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1) Ad valorem taxes for the current year, and subsequent years;
- 2) Restrictions, reservations, conditions, and easement of record;
- 3) Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property;

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his/her/their own judgment.

This deed shall be made effective on 7/7/15

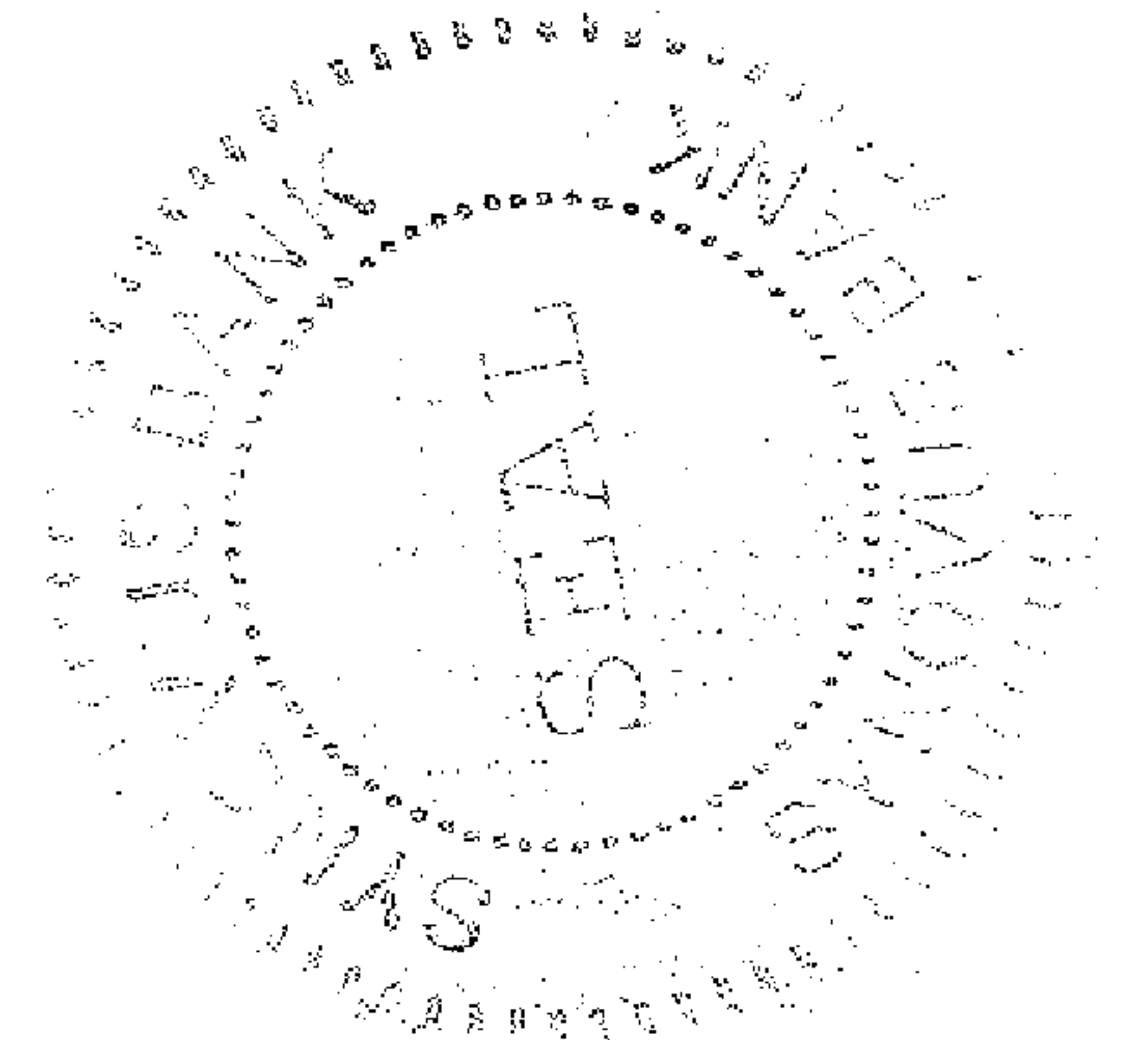
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of July, 2015.



First Commercial Bank a division of Synovus Bank

By: MIKEAL R JONES

Its: SR. SPECIAL ASSETS OFFICER



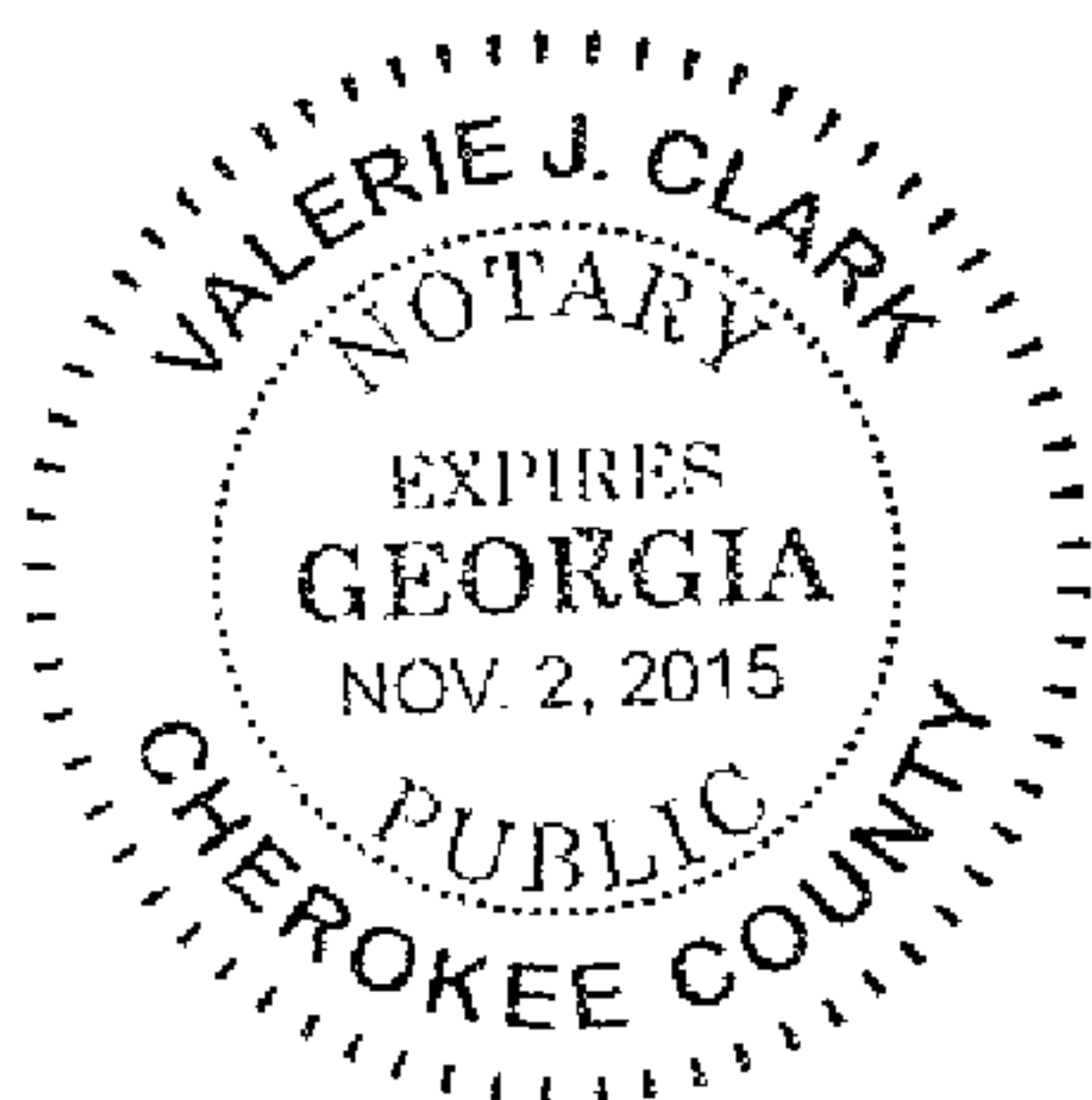
STATE OF Georgia

COUNTY OF Cherokee

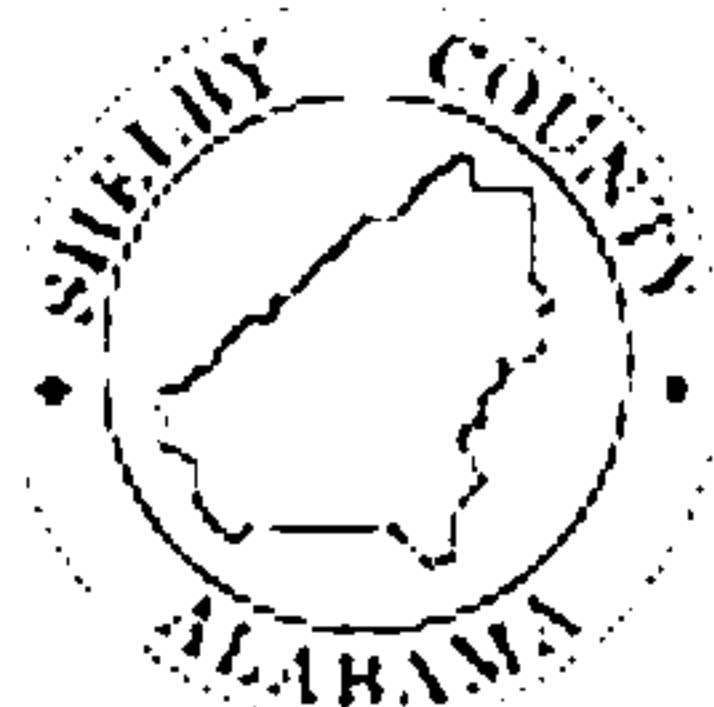
I, Valerie J Clark, a notary for said County and in said State, hereby certify that Mikeal R Jones whose name as Sr. Special Assets Officer of Synovus Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 7th day of July, 2015.


Notary Public



My Commission expires: 11/2/15



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/10/2015 08:46:50 AM
\$30.00 DEBBIE
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