

SEND TAX NOTICE TO:  
Clara Jean Sawyer  
1136 Old Highway 21 South  
Alabaster, Alabama 35007

3056

SPECIAL WARRANTY DEED

STATE OF MISSOURI

ST. LOUIS COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That for and in consideration of Thirty-Four Thousand Nine Hundred and No/100 (\$34,900.00 DOLLARS, to the undersigned grantor, CITICORP MORTGAGE, INC., a Delaware corporation, (hereinafter referred to as "Grantor"), in hand paid by CLARA JEAN SAWYER, (hereinafter referred to as "Grantee"), the receipt, adequacy and sufficiency whereof are hereby acknowledged, the said CITICORP MORTGAGE, INC. does by these presents, grant, bargain, sell and convey unto the said CLARA JEAN SAWYER the following real estate, located and situated in Shelby County, Alabama:

Commence at the NW corner of the SE 1/4 of NW 1/4, Section 12, Township 21 South, Range 3 West; thence easterly along said 1/4-1/4 line 449.60 feet; thence right 65 degrees 33 minutes and run 138.0 feet to the Point of Beginning; thence continue along last described course 84.0 feet; thence right 92 degrees 23 minutes 51 seconds and run 248.85 feet; thence right 88 degrees 59 minutes 09 seconds and run 172.79 feet; thence right 113 degrees 04 minutes and run 239.56 feet; thence left 24 degrees 27 minutes and run 26.39 feet to the Point of Beginning.

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SUBJECT TO:

1. Ad valorem taxes for the year 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. Easements, rights-of-way and restrictions of record, if any.

\$33,942.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the said described property unto the said Grantee, her heirs and assigns forever.

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

David Olson

IN WITNESS WHEREOF, CITICORP MORTGAGE, INC., a Delaware corporation, has caused this conveyance to be executed by its ASST Vice President, who is hereunto duly authorized, this 12 day of June, 1991.

CITICORP MORTGAGE, INC., a Delaware corporation

ATTEST:

BY: Barbara A Trunko  
Its:

BARBARA A. TRUNKO ASST. SECY,

BY: Scott A French  
Its: SCOTT A. FRENCH ASST. VICE PRES.

STATE OF MISSOURI

ST. LOUIS COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ASST Vice President, whose name as SCOTT A. FRENCH ASST. VICE PRES. of CITICORP MORTGAGE, INC., a Delaware corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, 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 12 day of June, 1991.

Karen Morrissey  
NOTARY PUBLIC

My commission expires:

Affix Notarial Seal

KAREN MORRISSEY  
NOTARY PUBLIC STATE OF MISSOURI  
ST LOUIS COUNTY  
MY COMMISSION EXP FEB 25, 1995

THIS INSTRUMENT WAS PREPARED BY:  
DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120  
Birmingham, Alabama 35209

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 JUN 19 PM 2:32

JUDGE OF PROBATE

1	Doc Fee	1.00
2	Notary Fee	5.00
3	Record Fee	3.00
4	Search Fee	1.00
5	Other Fee	10.00

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