

Endorsement Required by Alabama Law:

This instrument was prepared by:

Gwen L. Windle

Haskell Slaughter Young & Johnston,

Professional Association

1901 Sixth Avenue North

1200 AmSouth/Harbert Plaza

Birmingham, Alabama 35203

STATE OF ALABAMA

COUNTY OF SHELBY

VALUE \$41,600.00

**RTC ALABAMA SPECIAL WARRANTY DEED
(WITH JOINDER)**

THIS SPECIAL WARRANTY DEED is made as of the 14th day of September, 1993, by RESOLUTION TRUST CORPORATION, as RECEIVER FOR BIRMINGHAM FEDERAL SAVINGS BANK, to Roger D. Massey, an individual, whose address is 4504 Butte Woods Lane, Birmingham, Alabama 35242, as GRANTEE.

Witness that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants, bargains, and sells to Grantee all the right, title and interest of the Grantor in and to the real property located in Shelby County, Alabama, as more particularly described in Exhibit A annexed hereto and made a part hereof; together with all tenements, hereditaments, and appurtenances thereto; SUBJECT TO matters which would be shown by a current survey, current and future real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

To have and to hold, all and singular, the premises aforementioned unto said Grantee, its successors and assigns, forever. This conveyance is made without any warranty whatsoever, anything herein contained to the contrary by implication or otherwise notwithstanding.

86382.1/67667-024

01/31/1995-02630
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 58.00

Inst # 1995-02630

Alabama Title

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

RESOLUTION TRUST CORPORATION,
as Receiver for Birmingham Federal
Savings Bank

By: Hylott L. Armstrong, Jr.
Hylott L. Armstrong, Jr.
Its Attorney in Fact

JOINDER

RESOLUTION TRUST CORPORATION, acting in its capacity as Receiver for Birmingham Federal Savings and Loan Association, predecessor-in-interest to Grantor with respect to the above-described real property, hereby conveys and quitclaims to Grantee any and all interest it may have in the real property, and hereby joins in the conveyance of the real property to Grantee, without warranty.

RESOLUTION TRUST CORPORATION,
as Receiver for Birmingham Federal Savings
and Loan Association

By: Hylott L. Armstrong, Jr.
Hylott L. Armstrong, Jr.
Its Attorney in Fact

[SEAL]

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Hylott L. Armstrong, Jr., whose name as Attorney-in-Fact of the Resolution Trust Corporation as Receiver for Birmingham Federal Savings Bank, a federal corporation organized and existing under the laws of the United States, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as said receiver.

GIVEN under my hand and seal, this 14th day of September, 1993.

[NOTARIAL SEAL]


Notary Public

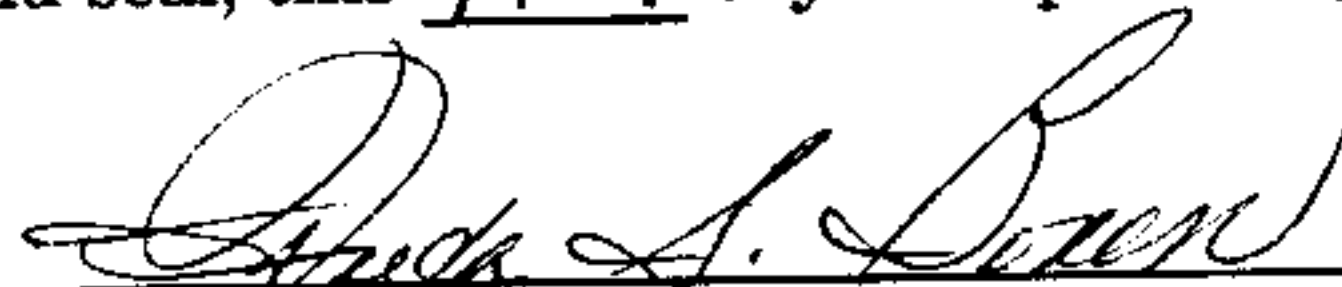
My Commission Expires: 11-16-95

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Hylott L. Armstrong, Jr., whose name as Attorney-in-Fact of the Resolution Trust Corporation as Receiver for Birmingham Federal Savings and Loan Association, a federal corporation organized and existing under the laws of the United States, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, as such Attorney-in-Fact and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as said receiver.

GIVEN under my hand and seal, this 14th day of September, 1993.

[NOTARIAL SEAL]


Notary Public

My Commission Expires: 11-16-95

EXHIBIT A

Lots 1 and 9, according to the Survey of Indian Highlands Estates, as recorded in Map Book 13, page 69, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Inst # 1995-02630

01/31/1995-02630
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 58.00