

RTC ALABAMA SPECIAL WARRANTY DEED

152,000⁰⁰

THIS SPECIAL WARRANTY DEED is made the 20 day of April, 1995, by Resolution Trust Corporation as Receiver for Altus Federal Savings Bank, whose address is Building 100, Colony Square, Suite 2300, Atlanta, Georgia 30361, as GRANTOR, to John W. Whitten, Jr., an individual, and John W. Whitten, Sr. and Joanne R. Whitten, his wife, whose address is 5180 Valley Brook Lane, Birmingham, Alabama, as GRANTEE.

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants, bargains and sells to Grantee all the real property located in Shelby County, Alabama, more particularly described as:

Lot 31, according to the Resurvey of Valley Brook, Phase II, as recorded in Map Book 12, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

together with all tenements, hereditaments and appurtenances thereto; subject to current 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.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed.
\$121,600.00 of the consideration was paid from the proceeds of a mortgage loan.

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

WITNESS:

GRANTOR:

Resolution Trust Corporation as Receiver for Altus Federal Savings Bank by CSW Associates, Inc., as Attorney-in-Fact

By:

Bradley S. Weiss, President

Witness: ROBERT ARNOLD

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF DADE

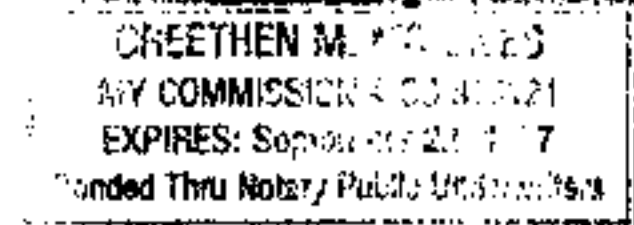
On this 20 day of April, 1995, before me, appeared Bradley S. Weiss, to me personally known, who being duly sworn, did say that he is the President of CSW Associates, Inc. as Attorney-in-Fact of the Resolution Trust Corporation as Receiver for Altus Federal Savings Bank and that the instrument was signed for the purposes therein contained on behalf of the corporation, and by the authority of the corporation, and he further acknowledged the instrument to be the free act and deed of the corporation as Attorney-in-Fact of the Resolution Trust Corporation as Receiver for Altus Federal Savings Bank.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

This Instrument Prepared By:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

NOTARY PUBLIC

My Commission Expires:



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1995-11155