

RTC ALABAMA SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 23 day of October, 1995, by Resolution Trust Corporation as Receiver for Birmingham Federal Savings & Loan Association, whose address is 100 Colony Square, Suite 2100, Atlanta, Georgia 30361, as GRANTOR, to Mega Builders, Inc., whose address is 1024 Commerce Boulevard, Pelham, Alabama 35124, 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 18, according to the Map and Survey of Indian Highlands Estates, as recorded in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama.

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.

IN WITNESS WHEREOF, Grantor has set its hand 10/25/1995 day and year first above written. 01:57 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

WITNESS:

GRANTOR:

Resolution Trust Corporation as
Receiver for Birmingham Federal
Savings & Loan Association

[Signature]

By: Karen B. Zale [Seal]
Title: Attorney In Fact

STATE OF Maryland)
CITY OF Baltimore)

TO WIT:

I HEREBY CERTIFY that on this 23rd day of October, 1995, before me, a Notary Public of the state and city aforesaid, personally appeared Karen B. Zale, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing RTC ALABAMA SPECIAL WARRANTY DEED, who, being sworn according to law, acknowledged that s/he has executed such instrument for the purposes therein set forth, and that the same is his/her act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

[Signature]

Notary Public
My Commission Expires: 1-1-98

Inst # 1995-30636