

SEND TAX NOTICE TO: Robert Wayne Fox
170 Mae Drive
Alabaster, Al. 35007

This document prepared by: Scott J. Humphrey, LLC
3821 Lorna Rd.
Birmingham, Al. 35244

SPECIAL WARRANTY DEED

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, this deed made this 23rd day of September, 1998 by and between Del Norte Refi, L.L.C., a corporation, (hereinafter referred to as Grantor), and Robert W. Fox and Charlotte G. Fox (hereinafter referred to as Grantees);

WITNESS THAT:

The Grantor does hereby for and in consideration of Thirty-seven thousand and no/100 (\$37,000.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees herein as joint tenants, with right of survivorship, the following described real estate in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$25,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

To have and to hold, the same unto the Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrances made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantors herein but not otherwise.

IN WITNESS WHEREOF, the Grantor by Peggy Wills
as Agent who is authorized to execute this
conveyance, has hereunto set its signature and seal this the 23rd
day of September, 1998.

10/01/1998-38324
11:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 25.00

Inst. # 1998-38324

DEL NORTE REFI, L.L.C.

BY:

Its: [Signature]

STATE OF Louisiana
COUNTY OF East Baton Rouge

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Peggy Wilks whose name as agent for Del Norte Refi., L.L.C., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 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 the 23rd day of September, 1998.

[Signature]
NOTARY PUBLIC

My commission expires: at death

Exhibit A

The NE 1/4 of the NW 1/4 of Section 15, Township 21, Range 3 West, more particularly described as follows:

Commence at the Northeast corner of said NE 1/4 of NW 1/4 and run thence West along the North line of said last named forty acres 990 feet; thence 90 degrees left for a distance of 210 feet to the point of beginning of the land herein described; thence continue South along said course 195 feet; thence 90 degrees left for a distance of 175 feet; thence 90 degrees left for a distance of 195 feet; thence 90 degrees left for a distance of 175 feet to the point of beginning.

Situated in Shelby County, Alabama.

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