

SPECIAL WARRANTY DEED

**CERTIFIED AS A
TRUE AND CORRECT COPY**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$105,000.00 paid by Bob G. Festavan and wife Frances J. Festavan, to Union Planters Bank, N.A. (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Bob G. Festavan and wife Frances J. Festavan (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 92, according to the Survey of Greenfield Sector 5, as recorded in Map Book 17, Page 20, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes for the year 1999 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

Address of the property is: 232 Greenfield Lane
Alabaster, Alabama 35007

\$40,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, Union Planters Bank, N.A. has caused these presents to be executed in its name and on its behalf and in its capacity as Grantor, as aforesaid, on this the 23rd day of OCTOBER, 1998.

Bill McLaughlin
Grantor
Inst # 1998-443174

BY: Bill McLaughlin
ITS: Senior Vice President
11/09/1998-443174

12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 73.50

STATE OF Tennessee)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bill McLaughlin, as Senior Vice President of Union Planters Bank, N.A., whose name 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.

Given under my hand and official seal this 23 day of OCTOBER, 1998.

Eden Kaye Landess
Notary Public

Commission Expires: 5-23

THIS INSTRUMENT PREPARED BY:
Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:
Bob G. Festavan
232 Greenfield Lane
Alabaster, Alabama 35007

