

This instrument was prepared by
B. CHRISTOPHER BATTLES
3150 HWY. 52 WEST
PELHAM, AL. 35124

SEND TAX NOTICE TO:

NAME: **GINGER SOVA**ADDRESS: **7029 INVERNESS GREEN**
BIRMINGHAM, AL. 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

For and in consideration of the sum of TWENTY THOUSAND and No/100 (\$20,000.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **STATE STREET BANK AND TRUST COMPANY AS TRUSTEE**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **GINGER SOVA**, hereinafter called the Grantee, her heirs, successors and assigns, a certain parcel of land in SHELBY County, ALABAMA, described as follows:

BEGIN AT THE NORTHEAST CORNER OF THE NW1/4 OF NW1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE RUN SOUTH ALONG THE EAST SAID LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 104.12 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 57 SECONDS WEST A DISTANCE OF 141.74 FEET; THENCE RUN NORTH PARALLEL TO THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 104.12 FEET TO A POINT ON THE NORTH LINE OF SAID 1/4-1/4 SECTION; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 141.74 FEET TO THE POINT OF BEGINNING.

This is improved property known as 194 VIADUCT DRIVE, HARPERSVILLE, AL. 35078

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her, heirs, successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, her, heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Karen Batt By its Vice President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th Day of July, 1999
PHM Mortgage Corp. of America as Attorney in Fact For
STATE STREET BANK AND TRUST COMPANY, as trustee.

STATE OF Ala
 COUNTY OF Shelby

Karen Batt
 Karen Batt, Assistant Vice President

08/09/1999-33410
 11:52 AM CERTIFIED

I, Ruby Jean Chudoba A Notary public in and for the State of Alabama, hereby certify that Karen Batt whose name is Assistant Vice President of 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, 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

expiration:

28th Day of July, 1999.

Ruby Jean Chudoba
 NOTARY PUBLIC

OFFICIAL SEAL
 RUBY JEAN CHUDOBA
 NOTARY PUBLIC, STATE OF ALABAMA
 MY COMMISSION EXPIRES: 01/12/00

Inst. # 1999-33410