

STATE OF ALABAMA)

SHELBY COUNTY)

SEND TAX NOTICE TO:

P.O. Box 380863

B'ham, AL 35238

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **AMSOUTH BANK (formerly known as AmSouth Bank of Alabama)**, a bank organized under the laws of the state of Alabama (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **WYNLAKE CONSTRUCTION, INC.** (hereinafter called "Grantee"), the following-described property situated in Shelby County, Alabama:

Lot 177, according to the Final Plat of Wynlake, Phase 4B, as recorded in Map Book 22, Page 63, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining right excepted.

This deed is subject to all matters of public record which would affect the title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an "AS IS, WHERE IS" basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above-described property is located. This property is being sold without warranty of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above-described property, together with all rights and privileges incident or pertinent thereto, unto Wynlake Construction, Inc., its successors and assigns forever. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, AmSouth Bank (formerly known as AmSouth Bank of Alabama), a bank organized under the laws of the state of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, this 12 day of October, 1999.

AMSOUTH BANK

By

Lewis Compton

Its

Vice President

Inst # 1999-43213

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Leura Compton Jr., whose name as Vice President of **AMSOUTH BANK (formerly known as AmSouth Bank of Alabama)**, a banking 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 bank.

Given under my hand and seal of office this 12th day of October, 1999.

Patricia Macon
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES: APRIL 13, 2003

This Document Prepared By:

Robert W. Tapscott, Jr.
Maynard, Cooper & Gale, P.C.
2400 AmSouth/Harbert Plaza
1901 Sixth Avenue North
Birmingham, Alabama 35203

Inst. # 1999-43213

(X)527096.1

10/19/1999-43213
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 12.00