

This instrument was prepared by:
JOHN R. HOLLIMAN
PELHAM, ALABAMA 35124

Send tax notice to:
Connie STANDIFER
3183 Montgomery Hwy
PELHAM, AL 35124

SPECIAL WARRANTY DEED
STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Sixty eight Thousand DOLLARS to the undersigned grantor, Joseph R. Miranda, Trustee of the Joseph R. Miranda Trust dated March 19th, 1997 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell unto

Connie Standifer

(herein referred to as GRANTEES) the following described real estate, together with all tenements, hereditaments, and appurtenances thereto, situated in Shelby County, Alabama, to-wit:

Lot 14, according to the ReSurvey of Lots 1 thru 64, 80 thru 104 and A thru C, of Applegate Manor, as recorded in Map Book 10, Page 25, together with all rights and privileges and easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. by deed recorded in real volume 65 page 201, in the Office of the Judge of Probate of Shelby County, as more fully defined in the restrictive covenants of Applegate Townhouse as recorded in real 63, page 634 in said probate office.

Subject to:

Taxes for the year 2000 and subsequent years, easements, restrictions, reservations and rights of way, limitations, covenants and conditions of record, IF ANY.

The aforesaid Trust has not been terminated and is in full force and effect.

\$ 61,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

AND, the Grantor covenants and agrees to and with Grantee, that Grantor will forever defend Grantee against all claims of all other persons lawfully claiming or to claim the same by, through or under the Grantor. No other covenants or warranties express or implied, are given by this Special Warranty Deed.

IN WITNESS WHEREOF, the said GRANTOR, by its Trustee who is authorized to execute this conveyance, have hereunto set his signature and seals, this the 26 day of OCTOBER, 1999.

Joseph R. Miranda Trust dated March 19, 1997

BY:

Joseph R. Miranda
Its: Trustee

STATE OF ILLINOIS)
COOK COUNTY)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Joseph R. Miranda Whose name as Trustee of Joseph R. Miranda Trust date March 19, 1997 and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Trustee, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 26 day of October, 1999.

Connie Shorb
NOTARY PUBLIC



Inst # 1999-45523

11/04/1999-45523
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 15.50