

This instrument prepared by:  
John N. Randolph, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
State of Alabama

**CORPORATION FORM STATUTORY WARRANTY DEED**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS,**

**SHELBY COUNTY**

That in consideration of Forty-Nine Thousand Seven Hundred and no/100's Dollars (\$49,700.00) to the undersigned Grantor, CitiFinancial Corporation, a Corporation, formerly known as Commercial Credit of Alabama, Inc., (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the State of Alabama, (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

**Legal Description:**

Lot 48, as shown on a map entitled "Property Line Map, Siluria Hills" prepared by Joseph A. Miller, registered Civil Engineer, on October 5, 1965, as recorded in Map Book 5, Page 10 A & B, Judge of Probate of Shelby County, Alabama, and being more particularly described as follows: Begin at the intersection of the easterly right of way line of Montevallo Road (Highway 119) and the southwesterly right of way line of Louisville and Nashville Railroad, said right of way line as shown on the map of the dedication of the streets and easements, Town of Suluria, Alabama; thence southeasterly along said right of way line of Louisville and Nashville Railroad and along the arc of a curve to the left, having a radius of 2236.0 feet for 24.29 feet to the end of said curve; thence tangent to said curve, run southeasterly along said right of way line of Louisville and Nashville Railroad for 209.90 feet; thence 135 degrees 43 minutes right and run westerly for 149.14 feet on the easterly right of way line of Montevallo Road; thence northerly along said right of way line of Montevallo Road along the arc of a curve to the right, having a radius of 2839.93 feet for 184.67 feet to the point of beginning; being situated in Shelby County, Alabama.

Also described as a part of the NE 1/4 of the NW 1/4, Section 11, Township 21 South, Range 3 West, identified as Tract No. 35, Project No. STPAA-458(1), Shelby County, Alabama, and being more fully described as follows:

Commence at the Southeast corner of said NE 1/4 of NW 1/4; thence north along the east line of said NE 1/4 of NW 1/4, a distance of 165 feet, more or less, to the present southwest right of way line of CSX Railroad; thence northwesterly along said right of way line a distance of 360 feet, more or less, to the South property line and the point of beginning of the property herein to be conveyed; thence continue northwesterly along said right of way line a distance of 231 feet, more or less, to the present east right of way line of Alabama Highway 119; thence southerly along said east right of way line a distance of 161 feet, more or less, to the south property line; thence east along said south property line a distance of 149 feet, more or less, to the point of beginning, and containing 0.278 acre, more or less.

**Subject to:**

1. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Inst. #1999-44774, in the Probate Office of Shelby County, Alabama. Said rights to expire one (1) year from the date of foreclosure.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Title to that portion of the property within any road right-of-ways.

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

**CONTINUED ON PAGE 2**

Page 2  
Warranty Deed  
CitiFinancial Corporation  
sale to the State of Alabama  
Dated June 28, 2000

IN WITNESS WHEREOF, the said Grantor, has hereto set his/her/their signature and seal, this the 28 day of June, 2000.

CitiFinancial Corporation,  
a Corporation, formerly known as  
Commercial Credit of Alabama, Inc.,

by, [Signature] (seal)  
Michael Saulsbury  
Its Vice President

STATE OF Maryland  
COUNTY OF Anne Arundel

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Saulsbury, whose name as Vice President of CitiFinancial Corporation, a Corporation, formerly known as Commercial Credit of Alabama, Inc., 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/she, 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 28 day of June, 2000.

[Signature]  
NOTARY PUBLIC

My Commission expires: 12/31/01

AFFIX SEAL

Inst # 2000-22319

07/05/2000-22319  
02:42 PM CERTIFIED  
BENEDICT COUNTY JUDGE OF PROBATE  
002 1116 12.00