

This Instrument Prepared By:

Scott J. Humphrey, L.L.C.
3825 Lorna Road, Suite 202
Hoover, Alabama 35244

Send Tax Notice To:

Reginald C. Woodall
16 Dixie Lane
Vincent, Alabama 35178

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eighty-Seven Thousand and No/100 Dollars (\$87,000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

TRAVELERS BANK & TRUST, FSB

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

REGINALD C. WOODALL and SARAH T. WOODALL

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 1, Block 3, according to the Survey of Pine Hills Subdivision, Vincent, Alabama, as shown by Map prepared by James L. Ray, Jr., Engineer, which is recorded in Map Book 4, page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2001, and subsequent years, which are not yet due and payable.
2. 30 foot building line, as shown by recorded map.
3. Restrictions as shown by recorded Map.
4. Easement to Gas Board recorded in Volume 206, page 568 and Volume 206, page 569, in the Probate Office of Shelby County, Alabama.
5. Permit to Alabama Power Company as recorded in Volume 101, page 460, Volume 160, page 400 and Volume 188, page 303 in the Probate Office of Shelby County, Alabama.

\$86,247.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

10/25/2000-37052
10:08 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MMB 15.00

Inst # 2000-37052

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, the said Grantor, by Michael Saulsbury, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10 day of October, 2000.

ATTEST:

TRAVELERS BANK & TRUST, FSB

Gloria Mullens
Its: Assistant Secretary

By: [Signature]
Its: Vice President

STATE OF Maryland
COUNTY OF Baltimore

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 Travelers Bank & Trust, FSB, 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 10 day of October, 2000.

Amy O'Keefe
Notary Public
My Commission Expires: 10/31/01

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