

Send Tax Notice to:
Erin Lee Bang
374 East Paces Road, #716
Atlanta, GA 30305

CORPORATE FORM SPECIAL WARRANTY

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Fifteen Thousand and 00/100 (\$15,000.00) Dollars

paid to the undersigned

Magna Mortgage Company

a Mississippi Corporation, (herein referred to as Grantor) who does, by these presents, hereby grant, bargain, sell and convey unto

Erin Lee Bang

(herein referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, TO WIT:**

Lot 2, according to the Survey of Yellowleaf Ridge Estates, First Addition, as recorded in Map Book 20, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2002, and subsequent years, not yet due and payable.

Subject to Mineral and Mining Rights of record and all rights and privileges incident thereto.

Subject to the statutory right of redemption due to expire on or about **11/04/99**.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

GRANTOR makes no representation or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) have inspected and examined the property and are purchasing the same based on no representation or warranties, expressed or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

Inst # 2002-16283

04/08/2002-16283
03:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
29.00
032 K58

IN WITNESS WHEREOF, the said Grantor by its Vice – President, who is authorized to execute this conveyance, hereto set its signature and seal this the 28th day of March, 2002.

Attest:

Union Planters Mortgage, Inc.
f/k/a Union Planters PMAC, Inc.
f/k/a Magna Mortgage Company

Steven Purser
Steven Purser
Its: Assistant Vice – President

By: Brenda Goff
Brenda Goff
Its: Vice – President



State of Mississippi:
County of Forrest:

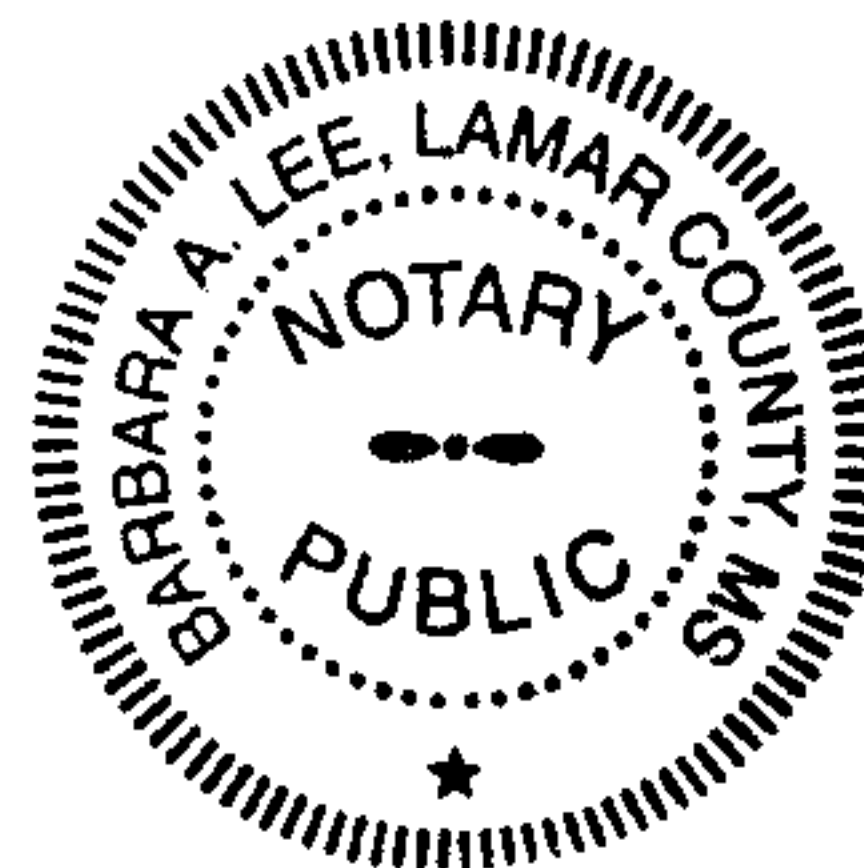
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Brenda Goff and Steven Purser whose names as Vice – President and Assistant Vice – President of Union Planters Mortgage, Inc. f/k/a Union Planters PMAC, Inc. f/k/a Magna Mortgage Company, a Mississippi Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, he/she/they as such officers, and with full authority, executed the same voluntarily for, and as the act of, said Corporation on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 2002.

Barbara A. Lee
Notary Public
My Commission Expires: MY COMMISSION EXPIRES DEC. 9, 2003

File No.: 2002-022RB

✓ This Instrument Prepared By:
W. Russell Beals, Jr., Attorney
989 Yeager Parkway
Pelham, AL 35124



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