

TP-10661

SPECIAL WARRANTY DEED

GRANTEES ADDRESS

921 JACKSON CIRCLE
HELENA, AL. 35080

STATE OF ALABAMA }
SHELBY COUNTY }

To All To Whom These Presents Shall Come, Greetings:

BE IT KNOWN THAT in consideration of ONE HUNDRED FIFTY THOUSAND AND 00/100----- Dollars (\$150,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, N. P. DODGE, JR., TRUSTEE (herein referred to as "Grantor"), has bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto ELAINE M. CARDWELL AND PHILIP R. CARDWELL (herein referred to as "Grantee(s)"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Survey of St. Charles Place, Phase Two, Sector 7, as recorded in Map Book 22, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$100,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.
Subject to easements, restrictions, covenants, agreements, and mineral exceptions (if any) of record.

TO HAVE AND TO HOLD to the said Grantee(s), his/her/their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said Grantee, his/her/their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of May, 2002.

Myrna F. Johnson (SEAL)
Witness
Maryanne Tomaszewicz (SEAL)
Witness

N. P. Dodge, Jr. Trustee (SEAL)
N. P. DODGE, JR., TRUSTEE

State of Nebraska }
DUGLASS County }ss General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that N. P. DODGE, JR., TRUSTEE, 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 the instrument, he, as such office and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official day this 28th day of May, A.D. 2002.
G. Eve Katz
Notary Public
My commision expires: 11/27/05

This instrument was prepared by:

National Equity, Inc.
8701 West Dodge Road
Omaha, NE 68114

