

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

GINGER WOODHAM
117 GRANDVIEW PARKWAY
ALABASTER, AL 35114

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FOUR THOUSAND and 00/100 (\$174,000.00) to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said REPUBLIC MORTGAGE INSURANCE COMPANY, does by these presents, grant, bargain, sell and convey unto GINGER A. WOODHAM, AN UNMARRIED PERSON, (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 35, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, CIVIANPOUR ADDITION TO ALABASTER, THIRD ADDITION, AS RECORDED IN MAP BOOK 20, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 30 FOOT MINIMUM BUILDING SETBACK LINE FROM GRANDE VIEW PARKWAY AND A 10 FOOT EASEMENT ACROSS REAR AS SHOWN ON RECORDED MAP.
3. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 245, PAGE 270.
4. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 112, PAGE 607, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.
5. TERMS PROVISIONS COVENANTS, CONDITIONS RESTRICTION EASEMENTS CHARGES ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1996-339.
6. EASEMENTS FOR CONSTRUCTION AND STORM SEWERS AS RESERVED IN INSTRUMENT #1996-10751.
7. RELEASE OF DAMAGES AS SET FORTH IN INSTRUMENT IN INSTRUMENT #1996-10751.

TO HAVE AND TO HOLD Unto the said GRANTEE, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, REPUBLIC MORTGAGE INSURANCE COMPANY by Deana M. Vickers its Assistant Secretary who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 26th day of June, 2002.

REPUBLIC MORTGAGE INSURANCE COMPANY

By: Deana M. Vickers
Its: Assistant Secretary

STATE OF North Carolina
COUNTY OF Forsyth

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Deana M. Vickers, whose name as Assistant Secretary of REPUBLIC MORTGAGE INSURANCE COMPANY, a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 26th day of June, 2002.

Cynthia L. Lowe
Notary Public

My commission expires: Dec. 1, 2006

