

SENT TAX NOTICES TO:  
Alicia C. Atchison  
208 Silverstone Lane  
Alabaster, Alabama 35007

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, Alabama 35244

## SPECIAL WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-NINE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$129,400.00) and other good and valuable consideration to the undersigned grantor, OLD SOUTH BUILDERS, INC., an Alabama corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ALICIA C. ATCHISON, (herein referred to as GRANTEE, whether one or more), in fee simple, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 308, according to the Survey of Final Plat, Stage Coach Trace, Sector 3, as recorded in Map Book 29, page 39, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, rights of way and covenants of record; taxes for 2002 and subsequent years not yet due and payable.

\$129,100.00 of the purchase price recited herein was paid from the proceeds of two mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs, executors, successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs, executors successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good rights to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to said GRANTEE, her heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, TOMMY MAYSON, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of July, 2002.

OLD SOUTH BUILDERS, INC.

BY:   
TOMMY MAYSON  
ITS PRESIDENT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, ANNE R. STRICKLAND, a Notary Public in and for said County in said State, hereby certify that TOMMY MAYSON, whose name as President of OLD SOUTH BUILDERS, INC., an Alabama 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, as such officer and with full authority, executed the same voluntarily for and the act of said corporation,

Given under my hand and official seal, this the 25<sup>th</sup> day of July , 2002.



Notary Public Anne R. Strickland  
My commission expires: 5/11/05