

20020918000448770 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
09/18/2002 09:23:00 FILED/CERTIFIED

**SEND TAX NOTICE TO:
DAVID W. COOLEY
TRACI COOLEY**

**STATE OF ALABAMA)
COUNTY OF JEFFERSON)**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of August, 2002, by and between TRAVELERS BANK AND TRUST, hereinafter called Grantor, and DAVID W. COOLEY and TRACI COOLEY, hereinafter called Grantee.

WITNESSETH: That for and in consideration of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Shelby, State of Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly Known as: 118 Cambrian Way, Birmingham, AL 35242

Subject to 2002 Shelby County Taxes hereby assumed by the Grantee.

Being all or part of the same property described in the abovementioned legal description.

Tax Parcel Number: 10-1-02-0-993-081.063

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record:

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the content hereof.

TRAVELERS BANK AND TRUST

BY: _____
ITS: _____ Lynn Effinger
Vice President

STATE OF Maryland
Baltimore COUNTY

I, Amy E.K. Bitz, a Notary Public, in and for said County in said State, hereby certify that Lynn Effinger, whose name as Vice President of CitiFinancial Inc, an Delaware, corporation, is signed to the foregoing Special Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (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 this the 23 day of August, 2002.

Amy E.K. Bitz
NOTARY PUBLIC

My Commission Expires:

PREPARED BY:
MARK PICKENS
1425 - 21ST STREET
BIRMINGHAM, ALABAMA 35205

Situated in the County of Shelby, State of Alabama, and being further described as:

Unit 118, in Cambrian Wood Condominium, by Laws and Amendments thereto as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in said Probate Office, together with an undivided 0.0133124% interest in the common elements as set forth in said declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.