



Send tax notice to: Kevin Bumbalough
289 Woodbury Drive
Sterrett, Al. 35043

This deed was prepared by: Patricia K. Martin, PC
2090 Columbiana Rd.
Birmingham, Al. 35216

SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, this deed made this 21st day of **AUGUST**, 2002 by and between **CHARTERBANK**, a corporation (herein referred to as Grantor) and **KEVIN BUMBALOUGH AND STEPHANIE BUMBALOUGH** (herein referred to as Grantees);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of **ONE HUNDRED NINETY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$198,500.00) Dollars** in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship, the following described real estate in SHELBY County, Alabama, to-wit:

Lot 814, according to the Map of Forest Parks 8th Sector, Phase 2, as recorded in Map Book 26, Page 131, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$158,800 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$39,700 of the above mentioned purchase price was paid for from a second mortgage loan which was closed simultaneously herewith and which is second and subordinate to the first mortgage recited above.

All rights outstanding by reason of statutory right of redemption as evidenced by foreclosure deed to CharterBank recorded in Instrument #2002-14788 in the Probate Office of Shelby County, Alabama, which expires April 25, 2003.

To have and to hold unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF, the Grantor, by Cheryl B. Pike
its Assistant Vice-President who is authorized to execute this
conveyance, and attested by William C. Gladden, Secretary has
hereunto set its signature and seal, this the 21st day of August,
2002.



CHARTERBANK

BY: Cheryl B. Pike
CHERYL B. PIKE
Its Assistant Vice-President

Attest:
William C. Gladden
WILLIAM C. GLADDEN, Secretary

STATE OF Georgia
COUNTY of DeKalb

I, the undersigned, a Notary Public in and for said county in
said state, hereby certify that Cheryl B. Pike
whose name as Assistant Vice-President of CharterBank,
corporation, and 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, she, as such officer, and with
full authority, executed the same voluntarily for and as the act of
said corporation.

Given under my hand and official seal this the 21st day of
August, 2002.

Janara L. Ray
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES NOV. 5, 2004