

Revised 1/02/92
AL (Conventional)

REO No. 1218489

STATE OF ALABAMA) ss. SPECIAL WARRANTY DEED
COUNTY OF **SHELBY**)

FOR VALUABLE CONSIDERATION to the undersigned paid by the GRANTee herein, the receipt of which is hereby acknowledged, the undersigned **CITIFINANCIAL MORTGAGE COMPANY, INC.**, a corporation organized and existing under the laws of the United States, (hereinafter called the "GRANTor"), has GRANTED, bargained and sold, and does by these presents GRANT, bargain, sell and convey unto **JOHN BRAXTON DIXON AND KAREN SPEANBURG** AND **THEIR** assigns, (hereinafter called "GRANTee"), the following described property situated in **SHELBY** County, State of Alabama, described as follows, to-wit:

The property is commonly known AS 10 STONE DR., WILSONVILLE, AL 35186 and is more particularly described as follows:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said GRANTee, **JOHN BRAXTON DIXON AND KAREN SPEANBURG** and **THEIR** assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: GRANTor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through and under the GRANTor.

IN WITNESS WHEREOF, CITIFINANCIAL MORTGAGE COMPANY, INC., a corporation has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this ___ day of **NOVEMBER, 2002.**

CITIFINANCIAL MORTGAGE COMPANY, INC.

(CORPORATE SEAL)

By: Adria Brennan

STATE OF TEXAS) ss.
COUNTY OF DALLAS)

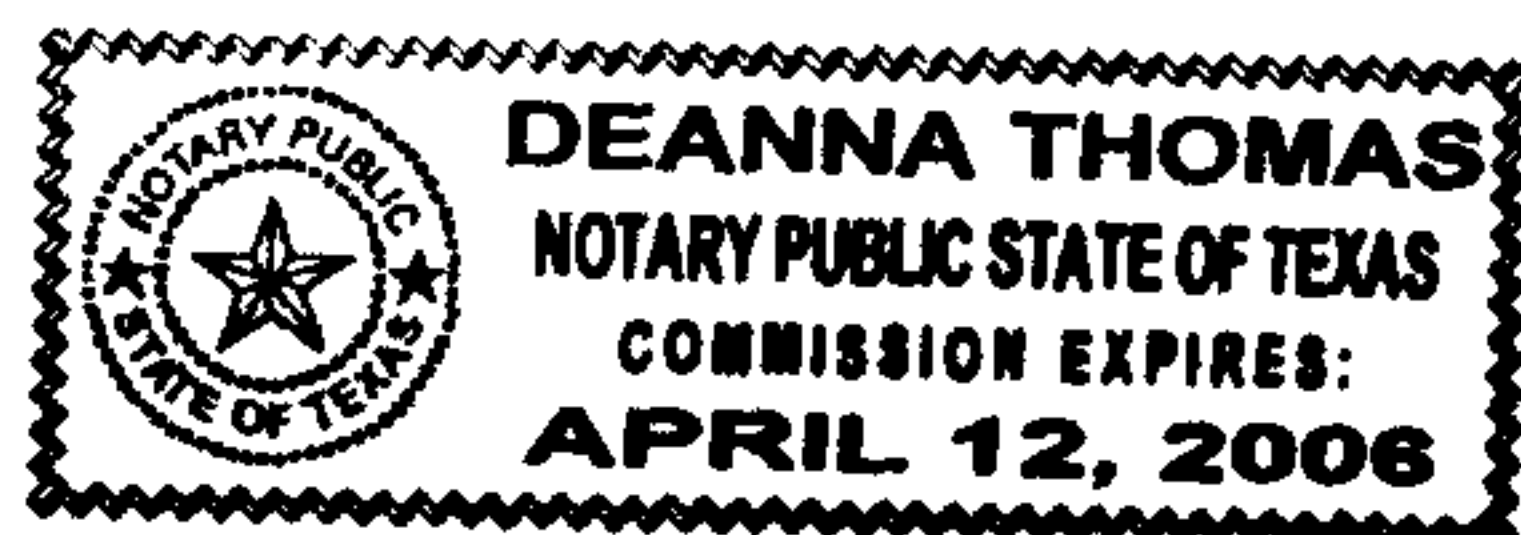
I, Deanna Thomas, a Notary Public in and for the said County and State, hereby certify that Adria Brennan, whose name as Assistant Vice President of CITIFINANCIAL MORTGAGE COMPANY, INC., a corporation organized and existing under the laws of the United States, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed if the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office, this 24 Day of **NOVEMBER, 2002.**

Deanna Thomas
Notary Public, Texas

My Commission Expires:

(SEAL)



This instrument was prepared by:
First American Title
1801 Lakepointe Dr. Suite 111
Lewisville, TX 75057

✓
Mike Atchison (File)

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence Northerly along the East line of said 1/4-1/4 a distance of 160.55 feet to a point; thence turn an angle of 90 degrees, 05 minutes, 30 seconds to the left and run Westerly a distance of 385.86 feet to the point of beginning of the property being described; thence turn an angle of 91 degrees, 22 minutes to the right and run Northerly a distance of 315.87 feet to a point; thence turn an angle of 10 degrees, 50 minutes to the right and run Northeasterly a distance of 137.51 feet to a point on the South line of Stone Drive; thence turn an angle of 104 degrees, 14 minutes to the left and run Westerly along the said South line of Stone Drive a distance of 114.17 to a point on the East line of Shelby County Highway Number 61; thence turn an angle of 39 degrees, 42 minutes to the left and run Southwesterly along said right of way line of Highway 61 a distance of 128.44 feet to a point; thence turn an angle of 88 degrees, 33 minutes to the left and run Southeasterly a distance of 413.70 feet to the point of beginning.