



20021206000610620 Pg 1/2 91.00
Shelby Cnty Judge of Probate, AL
12/06/2002 14:41:00 FILED/CERTIFIED

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Charles R. Crowder

3025 Highland Lakes Road
BIRMINGHAM, AL 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy-seven thousand and 00/100 Dollars (\$77,000.00) to the undersigned Grantor, CitiFinancial Mortgage Company, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Charles R. Crowder, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the east ½ of the SE 1/4 of section 34, township 20 south, range 3 west, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the SE 1/4 of the SE 1/4 of section 34, township 20 south, range 3 west; thence in a northerly direction along the easterly line of said 1/4-1/4 section a distance of 671.80 feet; thence 58 degrees and 00 minutes left in a northwesterly direction a distance of 210.00 feet to the point of beginning; thence 1 degree 50 minutes right in a northwesterly direction a distance of 65.00 feet; thence 90 degrees 42 minutes left in a southwesterly direction a distance of 99.30 feet; thence 80 degrees 00 minutes left in a southeasterly direction a distance of 9.00 feet; thence 83 degrees 20 minutes right in a southwesterly direction a distance of 20.00 feet; thence 90 degrees 00 minutes left in a southeasterly direction a distance of 109.07 feet; thence 89 degrees 28 minutes left in a northeasterly direction a distance of 42.92 feet; thence 37 degrees 00 minutes left in a northerly direction a distance of 100 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20020828000411020, in the Probate Office of Shelby County, Alabama.

\$_____ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Special Warranty Deed
October 28, 2002

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 28th day of October, 2002.

CitiFinancial Mortgage Company, Inc.

by, _____

Adrian Brennan
Its Asst. Vice President

STATE OF _____

COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adrian Brennan, whose name as Asst. Vice President of CitiFinancial Mortgage Company, Inc., 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/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 28th day of October, 2002.

Deanna Thomas

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

1243 NW 3rd Avenue, Alabaster, AL 35007
4153108-Brasher
2002-000749

