

This Instrument Prepared By:

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Hoover, Alabama 35244

Send Tax Notice To:

James E. Hamlin and Susan C. Hamlin

STATE OF ALABAMA)
COUNTY OF Shelby)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eighty Eight Thousand One Hundred Fifty Dollars and No/100 (\$88,150.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

CITIFINANCIAL MORTGAGE COMPANY, INC

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

JAMES E. HAMLIN AND SUSAN C. HAMLIN

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

LOT 14, BLOCK 1, ACCORDING TO THE SURVEY OF MISSION HILLS FIRST SECTOR AS RECORDED IN MAP BOOK 6, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. All assessments and taxes for the year 2001 and all subsequent years.

\$79,335.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; 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.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, the said Grantor, by _____ who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of December, 2002.

ATTEST:

CITIFINANCIAL MORTGAGE COMPANY, INC

[Signature]
Its: Asst. Secretary

By: [Signature]
Its: Asst. Vice President

STATE OF TEXAS)
COUNTY OF Dallas)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that _____, whose name as Asst. Vice President of as **CITIFINANCIAL MORTGAGE COMPANY, INC**, 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 13th day of December, 2002.

[Signature]
Notary Public
My Commission Expires: _____

