

STATE OF ALABAMA)

SPECIAL WARRANTY DEED

SHELBY COUNTY)

\$42,550.⁰⁰

That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned Grantor, FIRST UNION NATIONAL BANK OF DELAWARE, 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 JASON DUNCAN and BRANDY L. REEDER, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Begin at the SW corner of the NE 1/4 of Section 8, Township 22, Range 2 West; thence run North 105 feet; thence run East 210 feet to the point of beginning; thence continue East 105 feet; thence North 105 feet; thence West 105 feet; thence South 105 feet to the point of beginning.

Parcel II

Begin at the SW corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22, Range 2 West; run North 105 feet for the point of beginning; thence East 210 feet; thence North 105 feet; thence West 210 feet; thence South 105 feet to the point of beginning.

Subject to:

1. Ad valorem taxes for the current tax year which Grantees herein assume and agree to pay.
2. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
3. 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 dated


August 15, 2002, and recorded in the probate office of Shelby County.

Grantor covenants that it is seized and possessed of the said land and has right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the 20th day of November, 2002.

FIRST UNION NATIONAL BANK OF
DELAWARE

BY: 
Its William Shuey, AVP

STATE OF NC)
COUNTY OF Wake)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Shuey, whose name as AVP, of First Union National Bank of Delaware, 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.

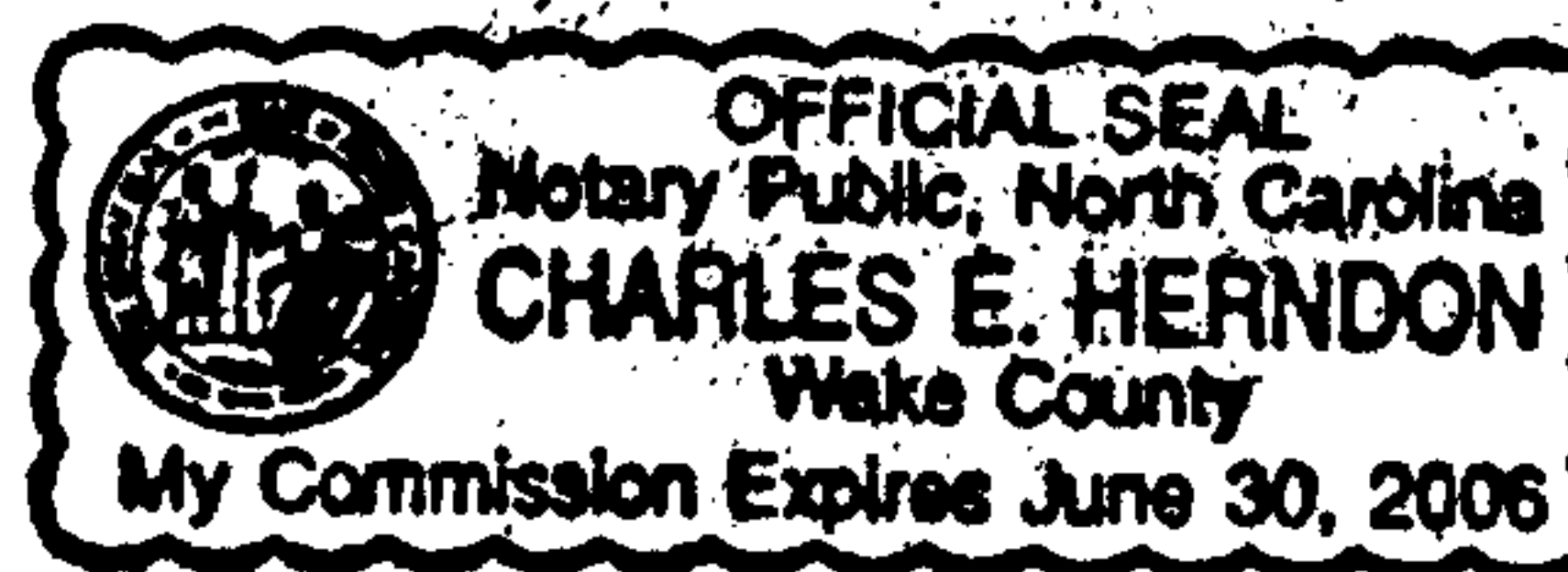
Given under my hand and official seal, this the 20th day of November, 2002.

Charles E. Herndon

NOTARY PUBLIC

My Commission Expires:

AFFIX SEAL



Grantees' Names & Address - Jason Duncan & Brandy L. Reedes,
70 Marydale Lane,
Calera, Alabama 35040

This instrument prepared by:
McDowell & Beason

Attorneys At Law
P.O. Box 818
Russellville, AL 35653
(256) 332-1660

20030106000008440 Pg 4/4 21.00
Shelby Cnty Judge of Probate, AL
01/06/2003 08:17:00 FILED/CERTIFIED