

CORRECTIVE DEED 2002-50089

The purpose of this re-recording is to correct the
Map Book to read 25, in lieu of 26.

20021014000500890 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
10/14/2002 13:40:00 FILED/CERTIFIED

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

20030203000062620 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/03/2003 08:06:00 FILED/CERTIFIED

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 25, Page 131, in the Probate
Office of Shelby County, Alabama. PKM

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.

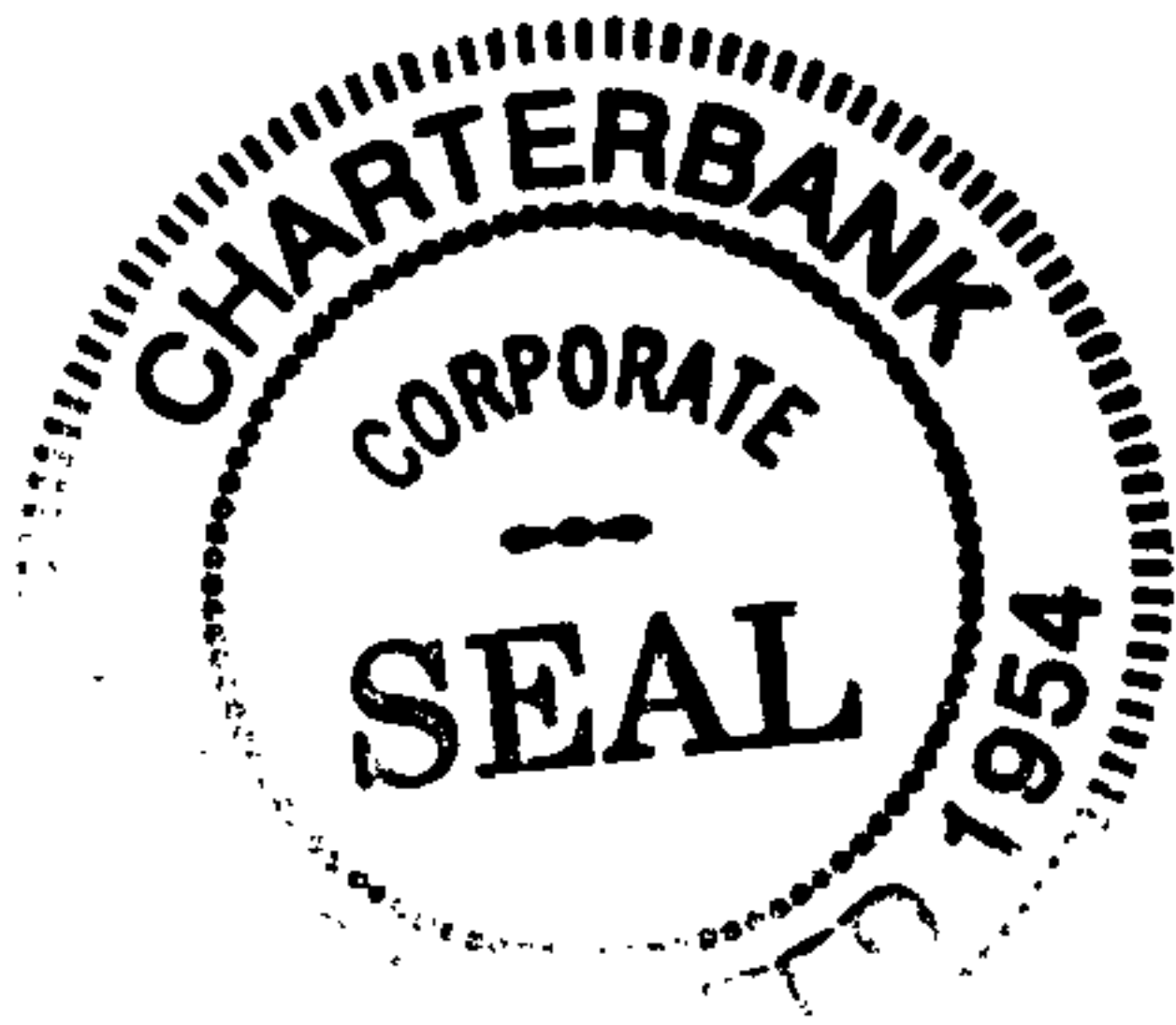
All rights outstanding by reason of statutory right of
redemption as evidenced by foreclosure deed to CharterBank
recorded in Instrument #2002-14788 in the Probate Office of
Shelby County, Alabama, which expires April 25, 2003.

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.

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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.



20030203000062620 Pg 2/2 15.00
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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: Nov. 5, 2004

MY COMMISSION EXPIRES NOV. 5, 2004