


Send Tax Notice to:
Mary O. Buckner
164 Canyon Trail
Pelham, AL 35124
PID# 136132005019000

CORPORATE FORM SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20030212000087960 Pg 1/2 20.00
Shelby Cnty Judge of Probate, AL
02/12/2003 13:11:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Seventeen Thousand and 00/100 (\$117,000.00) Dollars

paid to the undersigned

Union Planters Mortgage, Inc.

a Mississippi Corporation, (herein referred to as Grantor) who does, by these presents, hereby grant, bargain, sell and convey unto

Mary O. Buckner

(herein referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, TO WIT:**

Lot 19, according to the Survey of Parkview Townhomes, Plat No.1, as recorded in Map Book 26, Page 92, in the Probate Office of Shelby County, Alabama.

\$111,000.00 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2003, and subsequent years, not yet due and payable.

Subject to Mineral and Mining Rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

GRANTOR makes no representation or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) have inspected and examined the property and are purchasing the same based on no representation or warranties, expressed or implied, made by Grantor, but on their own judgment.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it,

and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor by its Vice - President, who is authorized to execute this conveyance, hereto set its signature and seal this the 7th day of **February, 2003**.

Steve Purser
Its: A.V.P.

Attest:

Union Planters Mortgage, Inc.

By: Brenda Goff

Its: Vice - President



State of Mississippi:
County of Forrest:

20030212000087960 Pg 2/2 20.00
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I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Brenda Goff and Steven Purser whose names as Vice - Pres. and Vice - Pres. of **Union Planters Mortgage, Inc.**, are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, he/she/they as such officers, and with full authority, executed the same voluntarily for, and as the act of, said Corporation on the day the same bears date.

Given under my hand and official seal this the 7th day of **February, 2003**.

Larry W. Royals

Notary Public

MY COMMISSION EXPIRES SEPT. 18, 2005

My Commission Expires: _____

File No.: **03022RB**

This Instrument Prepared By:
W. Russell Beals, Jr., Attorney
4898 Valleydale Road #B3
Birmingham, AL 35242

