

20030226000117370 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
02/26/2003 10:18:00 FILED/CERTIFIED

This instrument was prepared by:

Please Send Tax Notice to:

Stephen D. Keith
230 Bearden Road
Pelham, AL 35124

Rebecca Stough Long
516 Overhill Drive
Pelham, AL 35124

CORPORATION SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration **Eighty Six Thousand Nine Hundred Forty and 00/100 Dollars (\$86,940.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **First Family Financial Services, Inc., a division of CitiFinancial Corporation**, a corporation (Grantor) does by these presents grant, bargain, sell and convey unto **Rebecca Stough Long**, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to wit:

Lot 5, in Block 5, according to the Survey of Oak Mountain Estates, Second Sector, as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama.

Note: \$86,940.00 of the purchase price was paid with a mortgage loan executed simultaneously herewith.

Subject to:

1. Taxes for the year 2003 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee and her heirs and assigns forever, together with every contingent remainder and right of reversion.

And said First Family Financial Services, Inc. a division of CitiFinancial Corporation does for itself, its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it and its successors and assigns shall warrant and defend the same to said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said First Family Financial Services, Inc. a division of CitiFinancial Corporation, by Lynn Effinger, its Vice President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20 day of February, 2003.

First Family Financial Services, Inc.
a division of CitiFinancial Corporation

By:
Its:

Lynn Effinger
Vice President

State of Maryland)
Baltimore county)

Amy E. K. Bitz

I, Stephen D. Keith, a Notary Public in and for said County, in said State, hereby certify that Lynn Effinger, whose name as Vice President of First Family Financial Services, Inc. a division of CitiFinancial Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on day same bears date

Given under my hand and seal this 20 day of February in the year 2003.

AMY E. K. BITZ
Notary Public
Baltimore County
Of the State of Maryland
Commission Expires Oct 1, 2005

Amy E. K. Bitz
Notary Public

My Commission Expires 10-1-05