

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
John R. Barnes
Susanna L. Barnes
221 Wixford Way
Alabaster, Alabama 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-six thousand five hundred and 00/100 Dollars (\$166,500.00) to the undersigned Grantor, GE Capital Mortgage Services, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto John R. Barnes, and Susanna L. Barnes, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 322, according to the Survey of Weatherly, Wixford Manor, Sector 24, as recorded in Map Book 20, Page 144, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. 20-foot building set back line from Wixford Way.
4. 7.5-foot easement along the East property line and variable easement along rear of said lot as shown on recorded map of said subdivision.
5. Covenants, conditions and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument #1996-7634.
6. 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 recorded in Instrument No. 20020910000434990, in the Probate Office of Shelby County, Alabama.

\$ 133,200.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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

Brown & Battles

Special Warranty Deed
February 19, 2003

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 19th day of February, 2003.

**GE Mortgage Services, LLC f/k/a as
GE Capital Mortgage Services, Inc.**

GE Capital Mortgage Services, Inc.

by,
its

Linda Schwinn, AVP

STATE OF

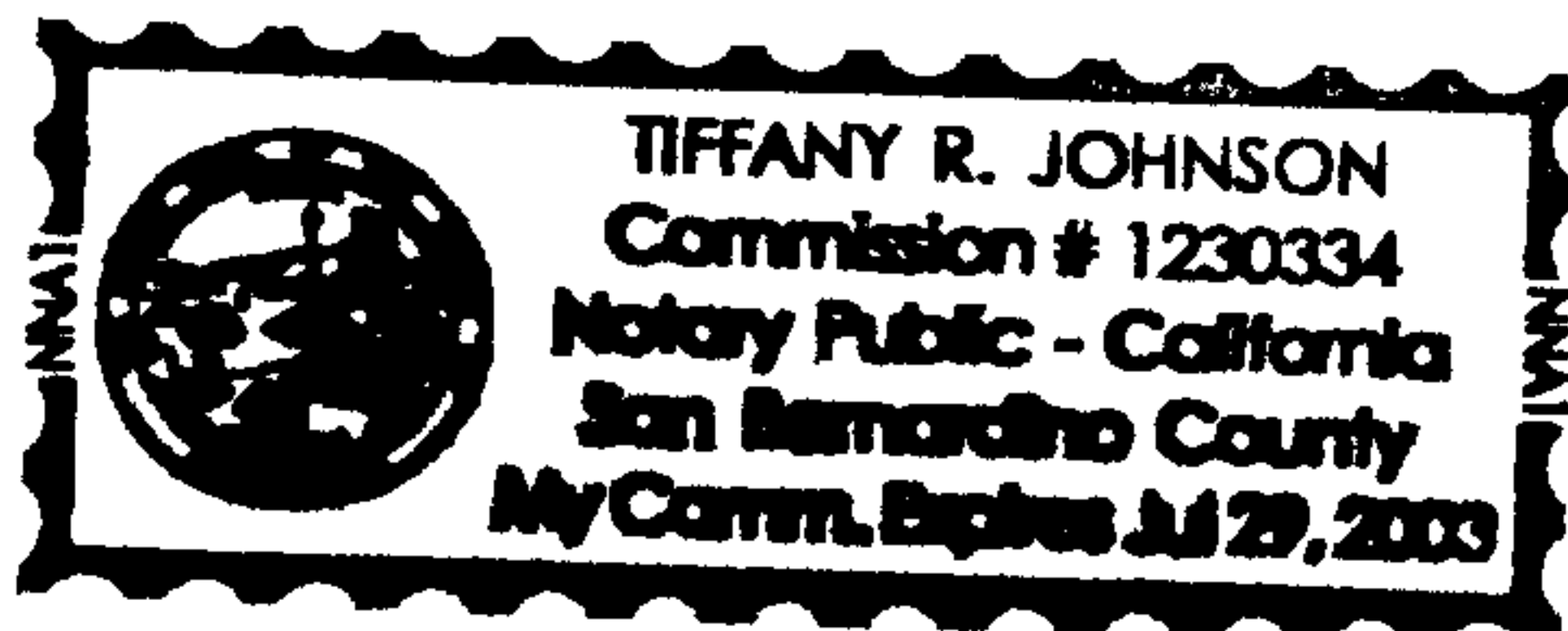
California

COUNTY OF

San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Schwinn, whose name as AVP of GE Capital Mortgage Services, Inc., 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 19th day of February, 2003.



Tiffany R. Johnson
NOTARY PUBLIC

My Commission expires:
AFFIX SEAL

221 Wixford Way, Alabaster, Alabama 35007
1255583
2002-000975