

**This Instrument Prepared By:**

Scott J. Humphrey, L.L.C.  
3829 Lorna Road, Suite 312  
Hoover, Alabama 35244

**Send Tax Notice To:**

Sunny Clowdus  
3609 Shadwick Place  
Birmingham, AL 35214

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **PREPARED WITHOUT BENEFIT OF SURVEY**

**SPECIAL STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy Thousand and No/100 (\$270,000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**ABN AMRO MORTGAGE GROUP, INC**

herein referred to as "Grantor") grants, bargains, sells and conveys unto:

**SUNNY CLOWDUS**

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

**LOT 53-A ACCORDING TO A RESURVEY OF LOTS 52 &  
53, GREYSTONE, 1<sup>ST</sup> SECTOR, PHASE II, RECORDED IN  
MAP BOOK 16, PAGE 8, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

1. All assessments and taxes for the year 2003 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Taxes or special assessments which are not shown as existing liens by the public records.
4. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Restrictions, covenants and easements of record.
6. Any inaccuracy in statement made as to the quantity of land contained

within the boundaries of the land described in the legal description.  
(Exhibit A on the title commitment.)

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama(1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Pamela J. Crocker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2003.

ATTEST:

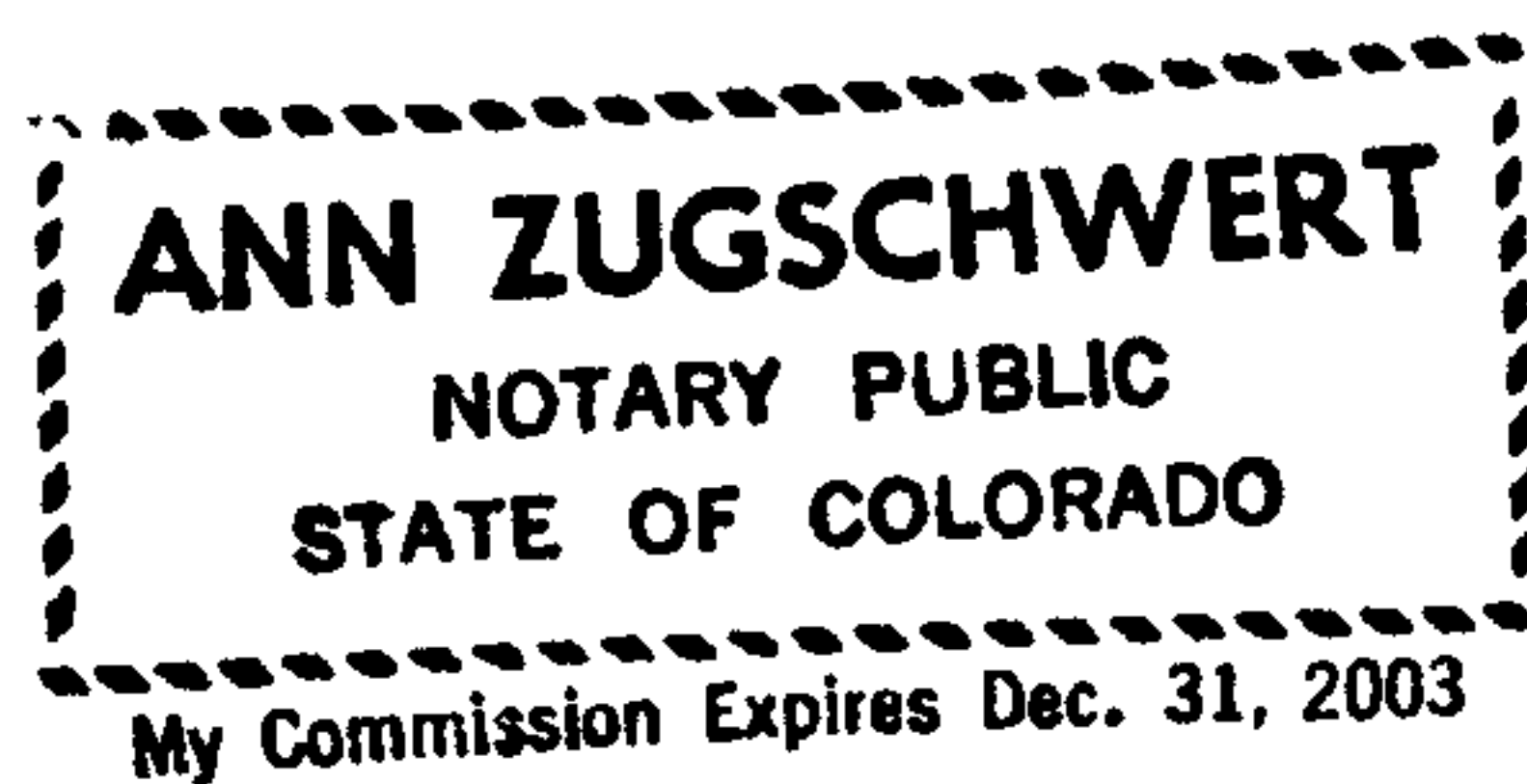
Carol J. Black  
Its: Carol J. Black, Asst. Vice President

ABN AMRO MORTGAGE GROUP, INC  
By: [Signature]  
Its: Pamela J. Crocker, Vice President

STATE OF Colorado )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Pamela J. Crocker, whose name as Vice President of **ABN AMRO MORTGAGE GROUP, INC** 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 6 day of May, 2003.



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_