

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

Send Tax Notice to:
Ann Stallworth

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-six thousand and 00/100 Dollars (\$136,000.00) to the undersigned Grantor, GE Mortgage Services, LLC f/k/a GE Capital Mortgage Services, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ann Stallworth, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the survey of Chelsea Village Estates, as recorded in Map Book 13, Page 133 in the Probate Office of Shelby County. 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 Grantee herein assume and agree to pay.
- 3) 50-foot minimum building setback line as reserved and shown on recorded map.
- 4) Easement/right-of-way to Alabama Power Company as recorded in Book 285 Page 898.
- 5) Easement/right-of-way to ***Transmission Line Permit(s)*** Alabama Power Company as recorded in Book 126 Page 52 and Book 226, Page 547.
- 6) Restrictive covenant as recorded in Book 322 Page 747; Book 397, Page 898 and Map Book 13, Page 133.
- 7) Mineral and mining rights as recorded in Book 19 Page 204.
- 8) Building setback line of 50 feet reserved from Chelsea Village Lane and Shelby County Road #39 as shown by plat.
- 9) 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. 200205-15000229720, in the Probate Office of Shelby County, Alabama.

\$ 135,500.00 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.

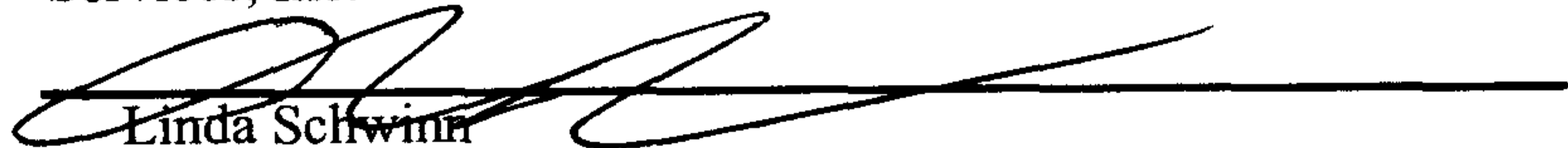
TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

Ann Stallworth

Special Warranty Deed
May 30, 2003

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 30th day of May, 2003.

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

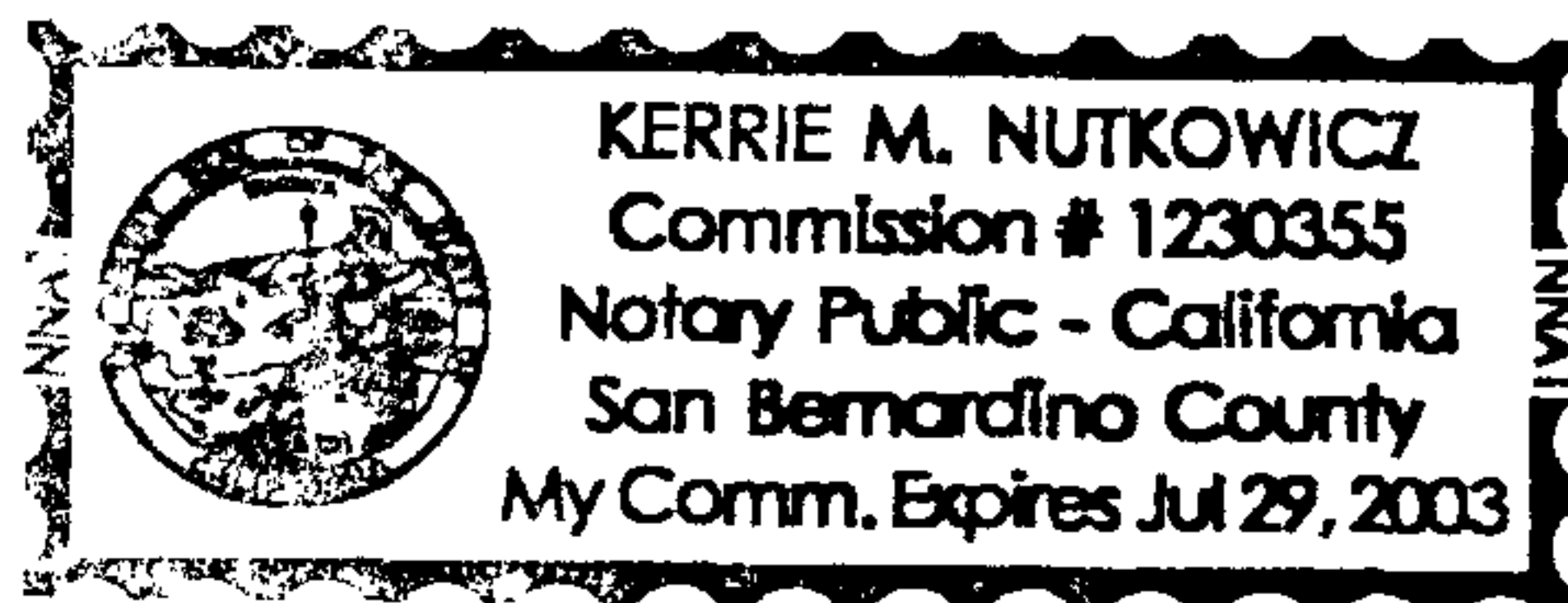

Linda Schwinn
Its Assistant Vice President

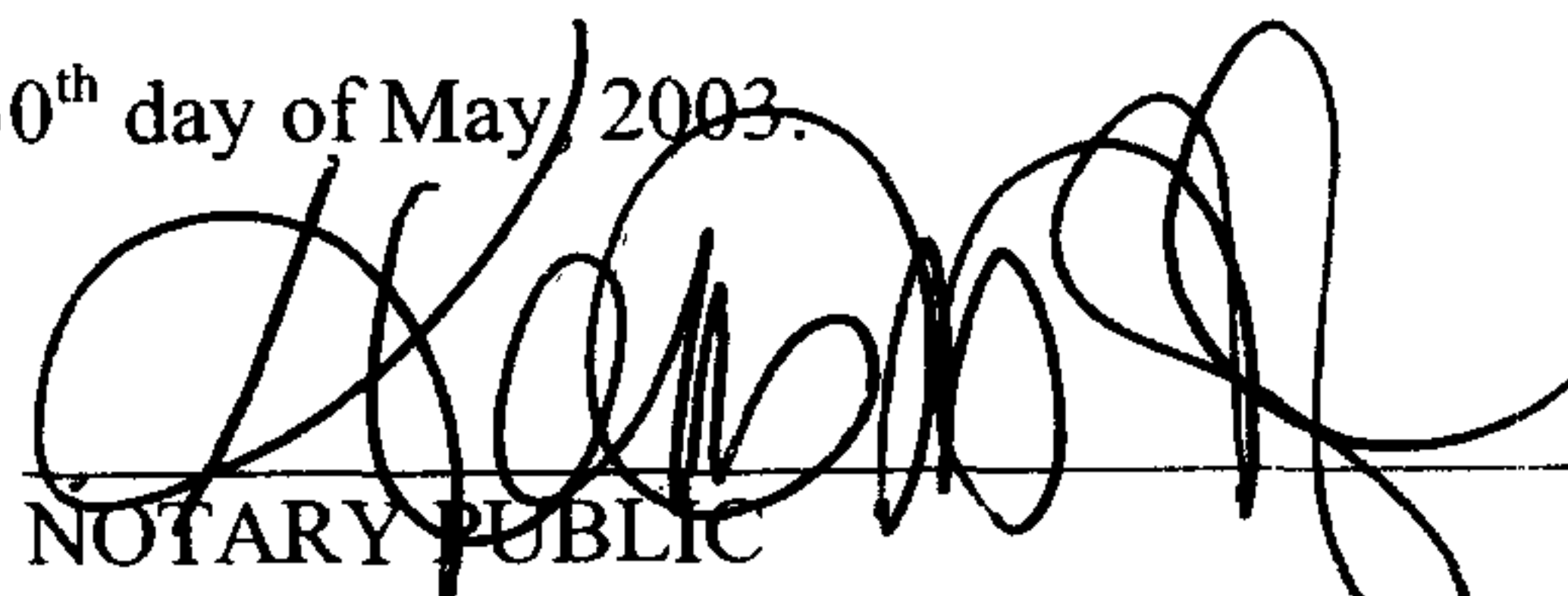
STATE OF CALIFORNIA

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 Mortgage Services, LLC f/k/a 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, 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 30th day of May, 2003.




NOTARY PUBLIC
My Commission expires: 7/29/03
AFFIX SEAL

22 Chelsea Village Lane, Chelsea, Alabama 35043
8000000195
2002-001040