

THIS INSTRUMENT WAS PREPARED BY:  
JAMES H. GREER, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
Ron Whitworth  
380 Shades Crest Road  
Birmingham, Alabama 35226

**SPECIAL FORM WARRANTY DEED**



20030619000384910 Pg 1/1 64.00  
Shelby Cnty Judge of Probate, AL  
06/19/2003 11:11:00 FILED/CERTIFIED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FIFTY THREE THOUSAND DOLLARS AND 00/100 (\$ 53,000.00)** to the undersigned **UNION STATE BANK**, (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 **RON L. WHITWORTH and wife, JANICE N. WHITWORTH**, herein referred to as GRANTEE the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

**Part of the Northeast Quarter of Northwest Quarter of the Northeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:**

**Commence at the Northwest corner of said 1/4-1/4-1/4 section; thence run South along the West 1/4-1/4-1/4 line 208.71 feet to the point of beginning; thence continue last course 319.45 feet; thence turn left 87 degrees 49 minutes 15 seconds and run East 104.36 feet; thence turn left 92 degrees 10 minutes 45 seconds and run North 319.59 feet; thence turn left 87 degrees 54 minutes 00 seconds and run West 104.36 feet to the point of beginning. Less and Except any part in the right-of-way of a public road.**

SUBJECT TO:

1. Taxes for the year 2002, which are a lien but not yet due and payable until October 1, 2003.
2. Statutory right of redemption of Bobby Jordan and wife, Sonya H. Jordan, and all other parties lawfully entitled thereto pursuant to Title 6-5-230, Code of Alabama, 1975 and the amendments thereto which right of redemption arises from foreclosure of the mortgage from Bobby Jordan and wife, Sonya H. Jordan to **UNION STATE BANK**, which mortgage is recorded in Instrument 2000-25226 in the office of the Judge of Probate of Shelby County, Alabama, said foreclosure being held June 27, 2002, as evidenced by foreclosure deed June 27, 2002 and recorded in Instrument 2002070800313900 which rights expire on June 27, 2003.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, devisees, assigns, or its successors and assigns forever.

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, heirs devisees, executor and or assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Rex Alexander who is authorized to execute this conveyance, has hereto set its signature and seal this 8<sup>th</sup> day of November, 2002

GRANTOR, UNION STATE BANK

BY: Rex V. Alexander

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Rex Alexander, whose name as President of **UNION STATE BANK**, 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 for and as the act of said corporation.

Given under my hand and official seal this 8<sup>th</sup> day of November 2002.

Katherine H. Swoboda  
NOTARY PUBLIC  
My Commission Expires: 4-9-05