

SPECIAL WARRANTY DEED

20030911000609040 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
09/11/2003 08:53:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for an in consideration of the sum of Ninety-four thousand and no/100 Dollars (\$94,000.00) cash in hand paid to AmSouth Bank (herein called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Joy McLaughlin (herein called "Grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Timberleaf Townhomes, as recorded in Map Book 21, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument # 20030513000296690

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS HEREOF, AmSouth Bank, has caused these present to be executed in its name and on its behalf as aforesaid, on this the 4th day of September, 2003.

AmSouth Bank

BY: Julie Beausang, VP
Its: Vice-President

Attest:

By:

Its:

STATE OF Florida
COUNTY OF Pinellas

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Julie Beausang and Rebecca S. West, whose names as Vice-President and Vice-President, respectively, of AmSouth Bank, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid, on the day that bears the same date.

Given under my hand and official seal this 4th day of September, 2003.

Glenda R. Chapman
Notary Public

My commission expires:

This document prepared by:
Chalice E. Tucker
First Financial Title Agency of Alabama
2107 5th Avenue North, Suite 500
Birmingham, AL 35203
S & T #03-1478
LOGS REO # 80-1037

