

This instrument was prepared by:
William R. Justice
P.O. Box 1144, Columbiana, AL 35051

Grantee's Address:
2645 Mooney Road
Columbiana, AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-five Thousand and no/100 Dollars, (\$55,000.00), to the undersigned Grantor, AmSouth Bank, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Nancy Butler Davis (herein referred to as GRANTEE, whether one or more) in fee simple the following described real estate, situated in SHELBY County, Alabama:

A part of the NW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Beginning at the point where the West line of Thompson Street intersects the North line of Carter's Lane and run thence in a Northerly direction along the West line of Thompson Street a distance of 200 feet, more or less, to the Northeast corner of E. Z. Cooper lot for a point of beginning; from said point of beginning, continue in a Northerly direction along the West side of Thompson Street a distance of 104 feet to the South line of R. F. Ray lot; thence in a Westerly direction along the South line of R. F. Ray lot a distance of 335 feet; thence in a Southerly direction a distance of 104 feet to the North line of lot formerly belonging to W. W. Carter (now Trustees of Columbiana Methodist Church); thence in an Easterly direction along North line of Church lot North line of Church lot B. E. Cooper lot a distance of 355 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama. Subject to easements, reservations, restrictions, and rights of way of record. This being the same property conveyed to John D. Averett, Jr. and Shirley J. Averett from John D. Averett and wife, Martha J. Averett herein by deed dated 2-18-97 and recorded 2-18-97 in Deed Book 19975161. Address: 204 Thompson St., Columbiana, AL 35051, Tax Map or Parcel ID No.: 21-7-25-2-201-011-000. Subject property is located in Shelby County.

Subject to ad valorem taxes due and payable October 1, 2004, and subject to all rights of redemption from the foreclosure of mortgages given by Shirley J. Averett and John D. Averett, Jr., to Equity National Mortgage, Inc., recorded in Inst. # 1999-18832 and Inst. #1999-18834. Said foreclosure is evidenced by foreclosure deed to GRANTOR dated June 25, 2003, recorded in Inst. # 20030626000399940, in the Probate Office of Shelby County, Alabama.

The above described property has also been described as follows, and GRANTOR quitclaims the following described property to GRANTEE, with no warranties whatsoever:

A part of the NW 1/4 of the NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Beginning at the point where the West line of Thompson Street intersects the North line of Carter's Lane and run thence in a Northerly direction along the West line of Thompson Street a distance of 200 feet,

more or less, to the Northeast corner of B. Z. Cooper lot for a point of beginning; from said point of beginning, continue in a Northerly direction along the West side of Thompson Street a distance of 104 feet to the South line of R. F. Ray lot; thence in a Westerly direction along the South line of R. F. Ray lot a distance of 355 feet; thence in a Southerly direction a distance of 104 feet to the North line of lot formerly belonging to W. W. Carter (now Trustees of Columbiana Methodist Church); thence in an Easterly direction along North line of Church lot and B. Z. Cooper lot a distance of 355 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE and his, her, or their heirs and assigns forever.

And said GRANTOR does covenant with said GRANTEE and GRANTEE'S heirs and assigns, that except as above noted, the premises are free from all encumbrances created or suffered by GRANTOR, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, and under GRANTOR but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR, by Trudy Mayoros as its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of January, 2003.

AmSouth Bank

by Trudy Mayoros
Trudy Mayoros
as its Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Trudy Mayoros, whose name as Vice President of AmSouth Bank, 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 or 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 14th day of January, 2004.

Hattie Evans
Notary Public

MY COMMISSION EXPIRES : JANUARY 17, 2004