

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

Send Tax Notice to:  
Jeffrey C. Tuech

486 Fieldstone Drive  
Helena, Alabama 35080

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-nine thousand eight hundred fifty and 00/100 Dollars (\$149,850.00) to the undersigned Grantor, First Family Financial Services, Inc. a division of Citifinancial Corporation, 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 Jeffrey C. Tuech, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 66, according to the survey of Second Sector, Fieldstone Park, as recorded in Map Book 16, Page 114, in the Probate Office of 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. Transmission Line Permits to Alabama Power Company as set forth in Deed Book 130, Page 168.
4. Easements as to underground cables as set forth in Instrument Number 1992-26835.
5. Right of way to Shelby County as set forth in Deed Book 155, Page 333, and as obtained by condemnation proceeding as shown in Lis Pendens Book 2, Page 165.
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 123, Page 249.
7. 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. 20031223000823970, in the Probate Office of Shelby County, Alabama.

\$119,850.00  
\$ 29,950.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

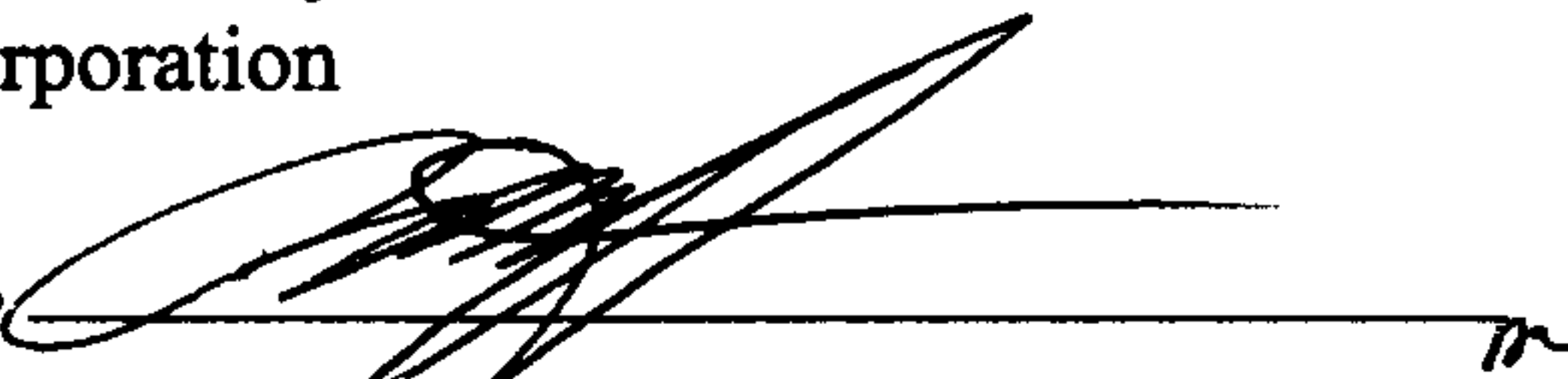
This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

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

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23 day of February, 2004.

First Family Financial Services, Inc. a division of Citifinancial Corporation

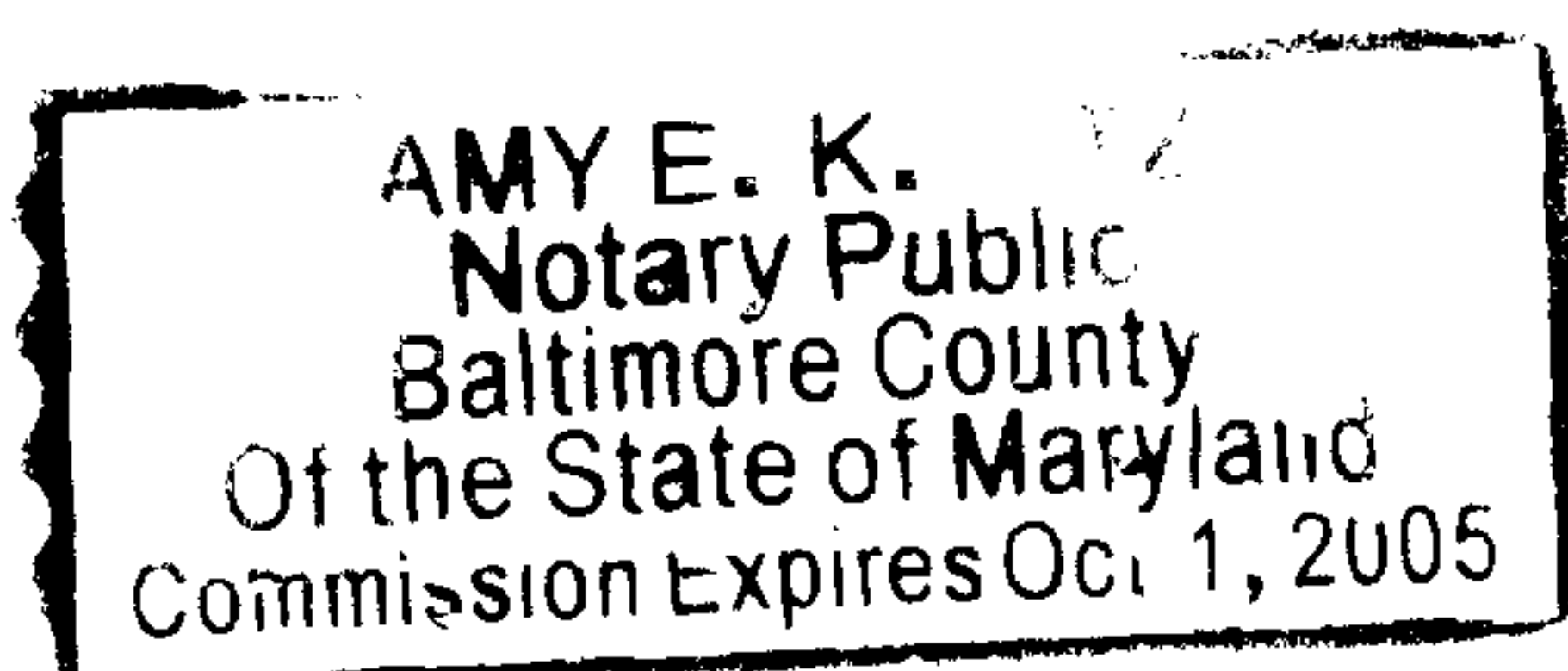
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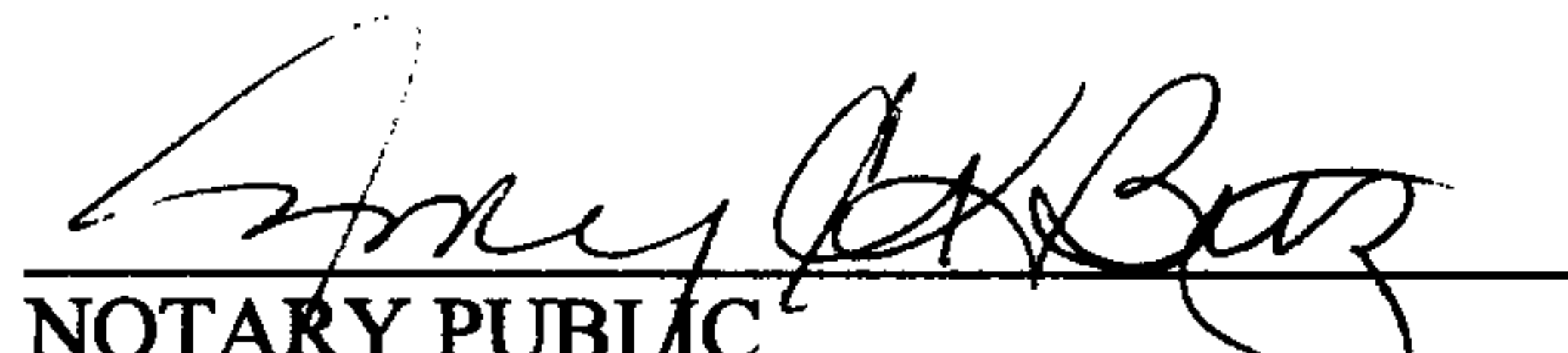
  
Donald B. Griffin  
Vice President

STATE OF Maryland  
COUNTY OF Baltimore

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald B. Griffin, whose name as Vice President of First Family Financial Services, Inc. a division of Citifinancial Corporation, 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/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 23 day of February, 2004.



  
NOTARY PUBLIC  
My Commission expires: 10-1-05  
AFFIX SEAL

2003-001379