

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

Send Tax Notice to:
Frankie Carra

616 Greystone Highlands Circle
Birmingham 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred forty-three thousand four hundred and 00/100 Dollars (\$143,400.00) to the undersigned Grantor, GE Mortgage Services, 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 Frankie Carra, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to Amended Map of Greystone Highlands, Phase 1, as recorded in Map Book 19, Page 24 in the Probate Office of Shelby County, Alabama; being 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. Easement/right-of-way to Alabama Power Company and covenants thereto as recorded in Instrument No.1995-1629.
4. Easement/right-of-way to South Central Bell as recorded in Book 324 Page 837.
5. Release of damages as recorded in Instrument Number 1994-33988
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument Number 1994-33988 and Map Book 19, Page 24.
7. Utility easement for Ebsco Industries to Cahaba Water Renovation Systems recorded in Real 42, Page 223.
8. Covenant and agreement for water service as recorded in Real 235, Page 611.

9. Reservation of mineral and mining rights in the Instrument recorded in Deed 4, Page 486 and Deed 4, Page 488, together with the appurtenant rights to use the surface.
10. Transmission line permit to Alabama Power Company as recorded in Deed 109, Page 492, Deed 111, Page 402, Deed 127, Page 336, Deed 160, Page 403 and Deed 173, Page 191.

11. 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. 20030328000185650, in the Probate Office of Shelby County, Alabama.

\$ 141,189 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 30th day of March, 2004.

GE Mortgage Services, LLC

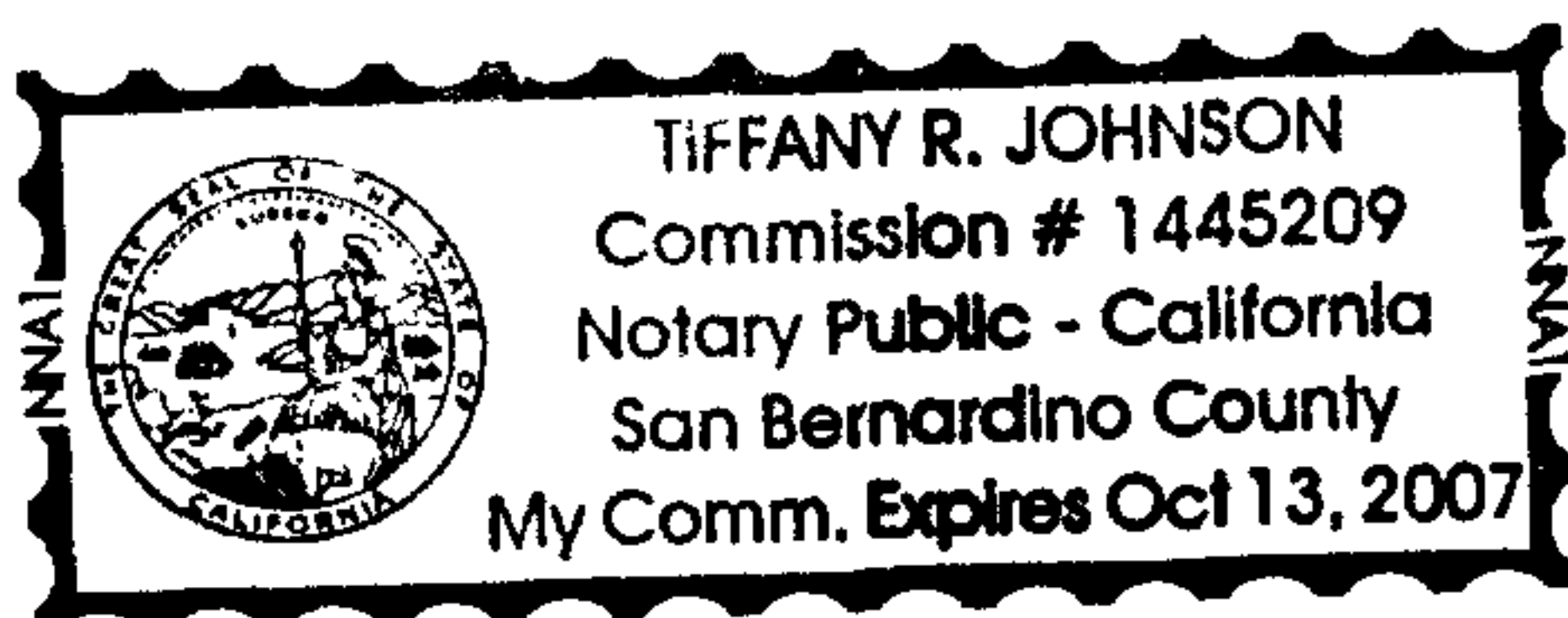
by, 
Eileen Conrad, AVP

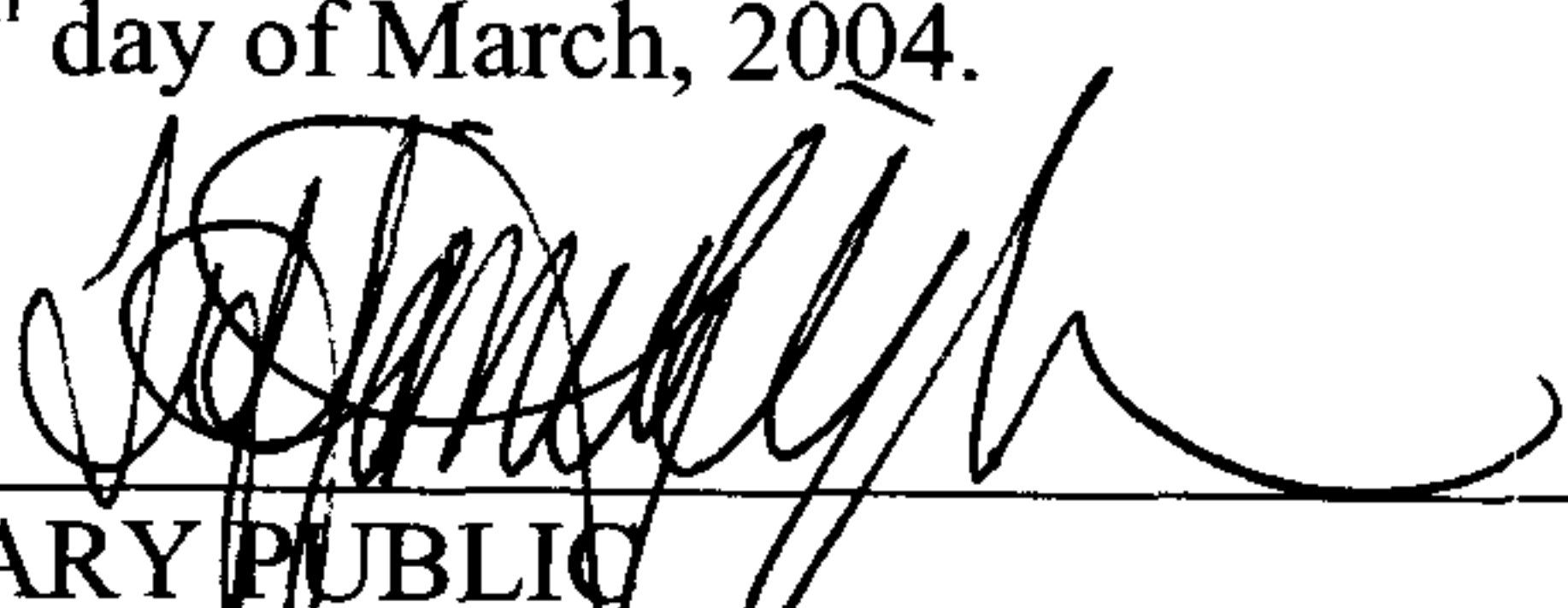
STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eileen Conrad, whose name as AVP of GE Mortgage Services, LLC 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 March, 2004.




NOTARY PUBLIC
My Commission expires: 10/13/07
AFFIX SEAL

2003-000951