

Send tax notice to: Fredy Guerra  
2595 Scurlock Rd.  
Helena, Al. 35080

This deed was prepared by: Rives & Peterson  
2090 Columbiana Rd.  
Birmingham, Al. 35216

SPECIAL WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, this deed made this 16 day of April, 2004 by and between American General Finance, Inc. , a corporation (herein referred to as Grantor) and FREDY GUERRA (hereinafter called the Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration Ninety-four thousand and no/100 (\$94,000) DOLLARS and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

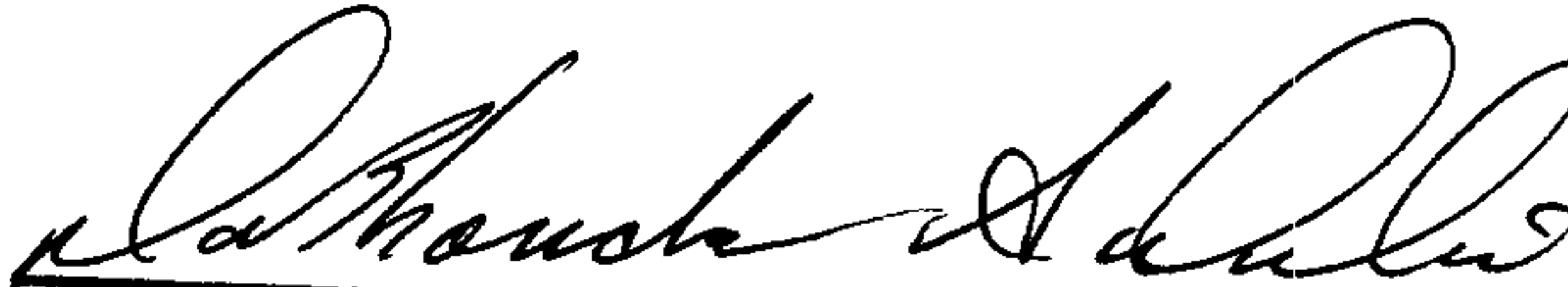
Subject to: All easements, restrictions and rights of way of record.

Subject to: All rights of redemption arising from that certain foreclosure deed to American General Finance, Inc. recorded in Inst. No. 2003-73411 in the Probate Office of Shelby County, Alabama rights to expire October 27, 2004.

To have and to hold unto the said Grantees heirs and assigns, forever.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF, the Grantor, by Michael D. Williams  
its Asst Vice President who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 16 day of April, 2004.

  
DA RHONDA S. DULIN  
NOTARY PUBLIC  
VANDERBURGH COUNTY  
STATE OF INDIANA  
COMMISSION #497065  
COMM. EXPIRES: 03-25-09

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY**

A parcel of land located in the NW ¼ of the SW ¼ of Section 27 and the NE ¼ of the SE ¼ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama. Commence at the NE corner of the NW ¼ of the SW ¼ of said Section 27 and run west along the North line of ¼- ¼ section 1105.72 feet; thence left 74 degrees 02' 15" and run southwesterly 678.75 feet to the point of beginning; thence continue along last course 226.33 feet to the northerly boundary of Scurlock Road; thence left 66 degrees 25' 10" and run Southeasterly along the boundary of said road 210 feet; thence left 113 degrees 34' 50" and run Northeasterly leaving said road 226.33 feet; thence left 66 degrees 25' 10" and run northwesterly 210 feet to the point of beginning. Situated in Shelby County, Alabama.

Rev 02/99

Fredy Guerra  
0896302831

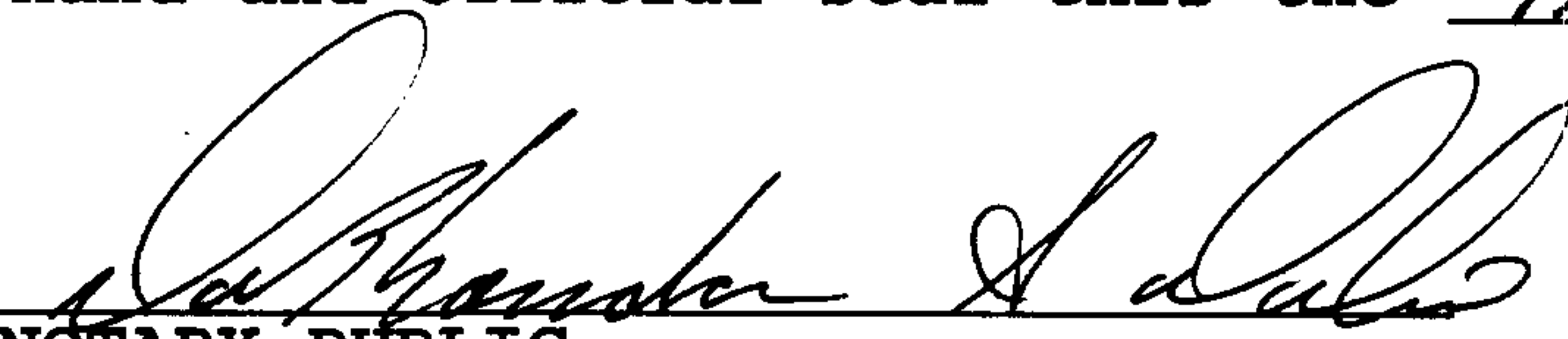
AMERICAN GENERAL FINANCE, INC.

BY:   
Its Asst Vice President

STATE OF Indiana  
COUNTY OF Vanderburgh

I, the undersigned, a Notary Public and for said county in said state, hereby certify that Michael D. Williams whose name as Asst Vice President of AMERICAN GENERAL FINANCE, INC. 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, 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 16 day of April, 2004.

  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

DA RHONDA S. DULIN  
NOTARY PUBLIC  
VANDERBURGH COUNTY  
STATE OF INDIANA  
COMMISSION #497065  
COMM. EXPIRES: 03-25-09