

Ricky Harris #1709995000

#800192500

Sales Price: \$96,606.53

Down Payment: 4,000.00

Balance Due: 92,606.53

Finance Charges: 187,721.87

Total of Payments: 280,328.40

①

ALABAMA - SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 24th day of May, 2004, BETWEEN Walter Mortgage Company, a corporation existing under the laws of the State of Delaware, having an address of P. O. Box 31601, Tampa, Florida 33631-3601, the party of the first part, and Ricky O. Harris and wife Karen Sue Harris, a/k/a Ricky Harris and Karen Harris, 85 Willow Creek Lane, Leeds, AL 35094, as joint tenants with full rights of survivorship, not as tenants in common of the County of Shelby and State of Alabama, parties of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$10.00 Ten and other valuable considerations Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said parties of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Shelby and State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said parties of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by Joe Kelly, Vice President of Walter Mortgage Company., for that company, the day and year above written.

WALTER MORTGAGE COMPANY

By:

Name: Joe Kelly

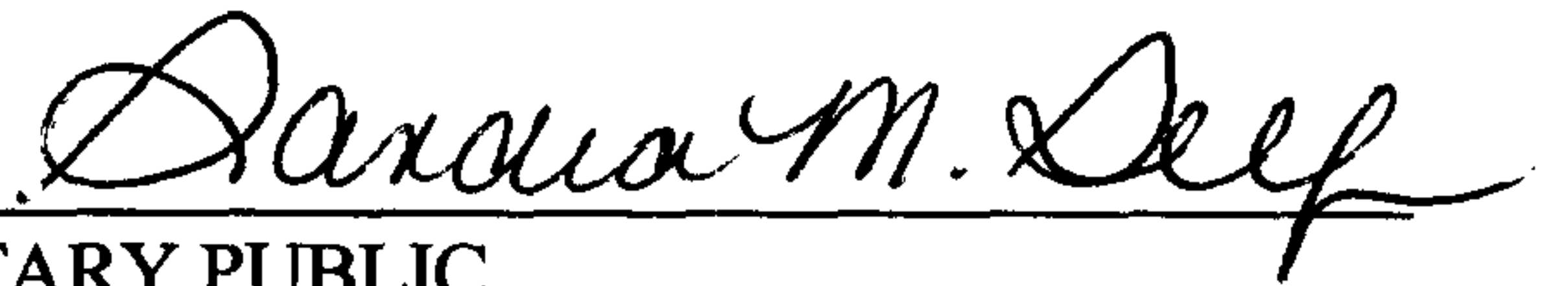
Title: Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

BE IT REMEMBERED that on this day before me, a Notary Public within and for the county and state aforesaid, duly authorized, acting and commissioned, personally appeared Joe Kelly, to me personally well known, who acknowledged that he/she is the Vice President of Walter Mortgage Company, a corporation, and that (s)he, as such officer and with full authority, being fully informed of the contents, executed the same voluntarily for and as the act of said corporation.

WITNESS my hand and official seal as such Notary Public on this the 24th day of May, 2004.



NOTARY PUBLIC

Print Name: Sandra M. Self

My Commission Expires:



Sandra M Self  
My Commission DD067745  
Expires October 24, 2005

THIS INSTRUMENT PREPARED BY:  
Jeffrey P. Thofner, Esquire  
P. O. Box 31601  
Tampa, FL 33631-3601  
JPT-T-3.JWH ( Rev. 7/01)

AFTER RECORDING RETURN TO:  
Jim Walter Homes, Inc., Attn: C. T. Witherington  
P. O. Box 31601  
Tampa, FL 33631-3601

Ricky Harris #1709995000

Exhibit "A"

County of Shelby  
State of Alabama

**Begin at the SW corner of the SW ¼ of the NW ¼ of Section 4, Township 18 South, Range 1 East; thence run Easterly of the south line of said ¼ - ¼ a distance of 236.50 feet; thence turn an angle of 88deg 45' 34" to the left and run northerly 231.54 feet; thence turn an angle of 112 deg 51' 21" to the left and run Southwesterly a distance of 261.97 feet to a point of the west line of said ¼ - ¼; thence turn an angle of 69deg 14' 52" to the left and run southerly along the west line of said ¼ - ¼ a distance of 135.00 feet to the Point of Beginning. Said parcel containing 1 acres or less.**

**Description of a 30 foot wide easement for ingress and egress lying 15 feet on each side: Commence at the SW corner of the SW ¼ of the NW ¼ of Section 4, Township 18 South, Range 1 East; thence run Easterly of the south line of said ¼ - ¼ a distance of 425.00 feet; thence turn an angle of 99deg 47' 07" to the left and run Northwesterly 100.00 feet to the Point of Beginning; thence turn an angle of 81deg 12' 53" to the left and run Westerly a distance of 170.98 feet to the end of said easement.**

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.

This Deed is given subject to that certain Mortgage from the  
Grantee to the Grantor herein dated May 24th, 2004.

Parcel # 04/2/04/000/012.006