


Send Tax Notice to:
Michael Winslow
27319 HOLLYBROOK TRAIL
ZEPHYRHILLS FL 33643
PID# 079293000008001

CORPORATE FORM SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20040624000345820 Pg 1/3 42.00
Shelby Cnty Judge of Probate, AL
06/24/2004 13:39:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Two Hundred Five Thousand and 00/100 (\$205,000.00) Dollars

in hand paid to the undersigned

Union Planters Bank, N.A.

a Mississippi Corporation, (herein referred to as Grantor) who does, by these presents, hereby grant, bargain, sell and convey unto

Michael Winslow

(herein referred to as Grantee), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, TO WIT:**

See Exhibit "A" Attached Hereto for Legal Description

\$180,000.00 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2004, and subsequent years, not yet due and payable.

Subject to Mineral and Mining Rights of record and all rights and privileges incident thereto.

Subject to the statutory right of redemption due to expire on or about **07/31/04**.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

GRANTOR makes no representation or warranties of any kind or character, expressed or implied, as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) have inspected and examined the property and are purchasing the same based on no representation or warranties, expressed or implied, made by Grantor, but on their own judgment.

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

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

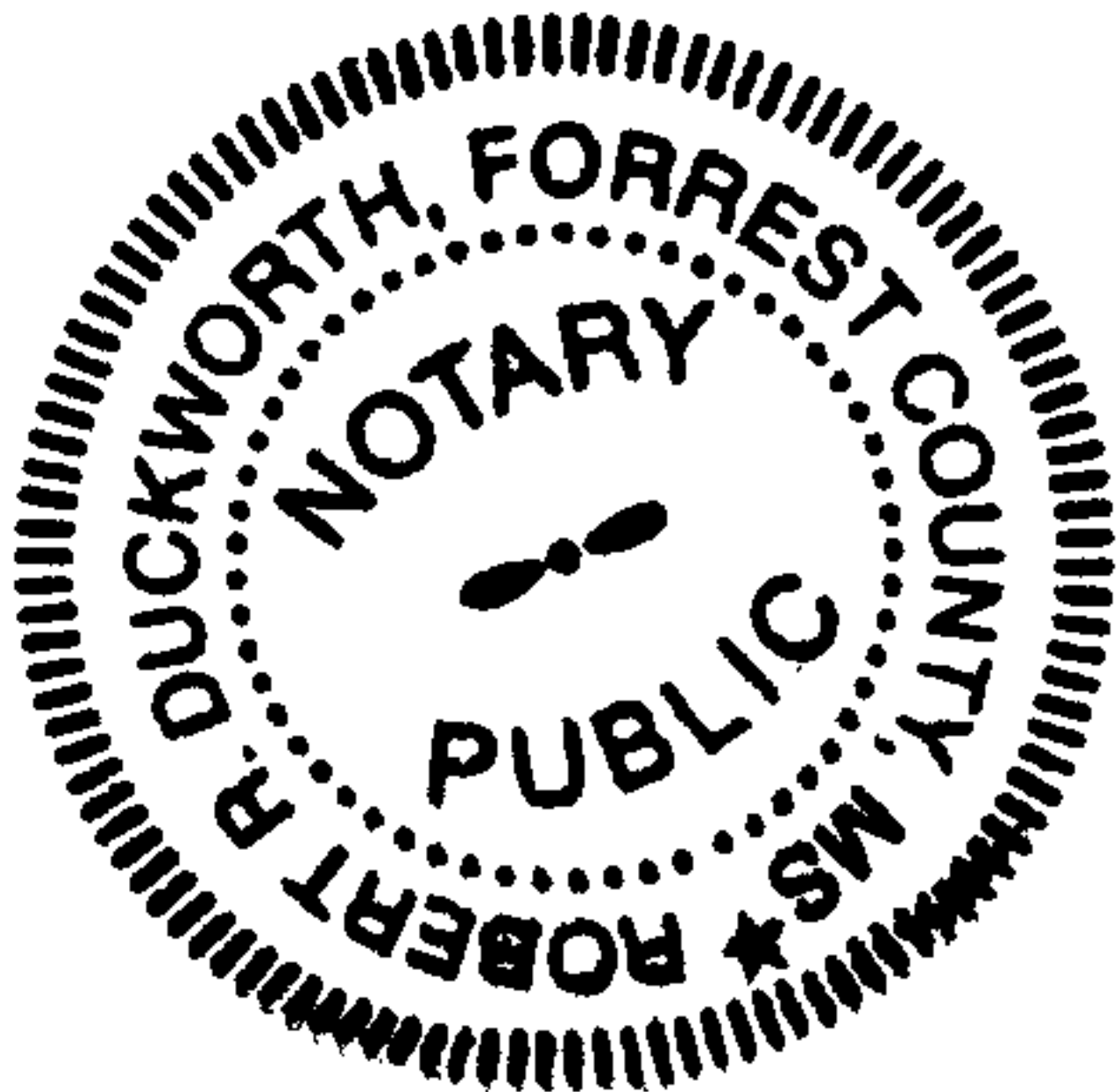
IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal this the 15th day of **June, 2004**.


Union Planters Bank, N.A.
Attest:
By:  By: 
Its: Steven Purser, Asst. Vice President Its: Gary H. Seyfarth, Jr., Vice President

State of Mississippi:
County of Forrest:

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Gary H. Seyfarth, Jr. and Steven Purser whose names as Vice President and Asst. Vice President of **Union Planters Bank, N.A.**, a Mississippi Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day that, being informed of the contents of the conveyance, he/she/they as such officers, and with full authority, executed the same voluntarily for, and as the act of, said Corporation on the day the same bears date.

Given under my hand and official seal this the 15th day of **June, 2004**.




Notary Public
My Commission Expires: MY COMMISSION EXPIRES MARCH 24, 2006

File No.: **04105RB**

This Instrument Prepared By:
W. Russell Beals, Jr., Attorney
Beals & Associates, P.C.
4898 Valleydale Road, #B-3
Birmingham, AL 35242

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence Northerly along the West line of said Section 29 a distance of 175.61 feet to a point; thence turn 75 degrees 25 minutes 57 seconds right and run East Northeasterly 312.94 feet to the point of beginning of the property being described; thence turn 90 degrees 00 minutes 00 seconds right and run Southerly 210.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Easterly 210.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly 210.00 feet to a point; thence turn 21 degrees 33 minutes 40 seconds left and run Northwesterly 368.23 feet to a point; thence turn 89 degrees 48 minutes 55 seconds left and run Westerly 20.24 feet to a point; thence turn 89 degrees 38 minutes 00 seconds left and run Southerly 349.83 feet to the point of beginning.

ALSO, AN EASEMENT FOR INGRESS AND EGRESS TO THE PROPERTY THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Commence at the Southwest corner of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama and run thence Easterly along the South line of said Section 29, a distance of 18.12 feet to a point; thence turn 89 degrees 33 minutes 46 seconds left and run Northerly 12.11 feet to the point of beginning in the centerline of a public road; thence turn 89 degrees 42 minutes 34 seconds right and run Easterly along the centerline of a chert driveway 240.0 feet to a point; thence turn 19 degrees 10 minutes 40 seconds left and run along centerline of said driveway 97.0 feet to a point; thence turn 11 degrees 19 minutes 10 seconds left and run along said centerline 17.38 feet to the intersection of said centerline of driveway with the South line of property and the end of easement.