

REDEMPTION DEED

**STATE OF ALABAMA)
COUNTY OF JEFFERSON)**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **NINETY TWO THOUSAND FIVE HUNDRED FIFTY SIX DOLLARS AND 66/100 (\$ 92,556.66)** to the undersigned Grantor, paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **CONTRACTING SPECIALISTS, INC.** a corporation organized and existing under the laws of the State of Alabama (Grantor), does hereby grant, bargain, sell, and convey unto the **TAMIE C. FERNANDEZ**, the following described property situated in Jefferson County, Alabama, to wit:

Commence at the Southwest Corner of Section 18, Township 20 South, Range 2, West, run thence in a Northerly direction along West line of Section 18, Township 20 South, Range 2 West, for a distance of 1690.43 feet to the Point of Beginning; from the Point of Beginning thus obtained, turn an angle to the right of 89 degrees 49 minutes 30 seconds and run in an Easterly direction for a distance of 304.45 feet; thence turn an angle to the right of 90 degrees and in a Southerly direction for a distance of 262.95 feet; thence turn an angle to the right of 103 degrees 29 minutes and in a Northwesterly direction for a distance of 15.90 feet to the point of beginning of a curve to the right (said curve having a central angle of 33 degrees 33 minutes 30 seconds and a radius of 25 feet); thence along the arc of said curve for a distance of 14.64 feet to a point of reverse curve (said preceding curve having a central angle of 89 degrees 19 minutes and a radius of 35 feet); thence along the arc of said curve for a distance of 54.55 feet; thence turn an angle to the right of 45 degrees 21 minutes (said angle being measured from the chord of last described course to the proceeding course) and run in a Northwesterly direction for a distance of 337.70 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Subject to Easements, Reservations, Restrictions, and rights of way of record.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever.

This is a deed of redemption for the purpose of redeeming the property described herein from the foreclosure of that certain Mortgage executed by Tamie C. Fernandez and husband, James R. Fernandez to Ameriquest Mortgage Company, recorded in Instrument # 2000-01528 in the office of the Judge of Probate of Shelby County, Alabama; and evidenced by a Foreclosure Deed, dated the 6th day of May, 2004, and recorded in Instrument No. 20040510000244580 in the aforesaid Probate Office of Shelby County, Alabama.

The property is being conveyed herein on an "as is, where is" bases subject to any easements, encumbrances, and exceptions reflected in the mortgage and those contained in the records of the Office of the Judge of Probate where the property is situated; and this property is being conveyed without any warranty of any kind either express or implied. By accepting this deed the Grantee releases any and all claims of whatever nature or kind against the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12 day of

July, 2004.

GRANTOR
CONTRACTING SPECIALISTS, INC.

By [Signature]
Its [Signature]

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

20040722000407110 Pg 2/2 107.00
Shelby Cnty Judge of Probate, AL
07/22/2004 10:17:00 FILED/CERTIFIED

I, the undersigned Notary Public in and for said county, in said state, hereby certify that Dewey C. Green, whose name as President of CONTRACTING SPECIALISTS, INC. an Alabama Corporation, is signed to the foregoing Redemption Deed, and who is known to me, acknowledged before me on this date, that being informed of the contents of this said Redemption Deed, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said credit union.

Given under my hand and official seal, this the 12 day of July, 2004.

PREPARED BY: JAMES H. GREER
2163 HWY 31 SOUTH
PELHAM, AL. 35124

[Signature]
Notary Public
My Commission expires 7-9-05