

THIS INSTRUMENT PREPARED BY:

Jeff G. Underwood

Sirote & Permutt, P.C.

✓ 2311 Highland Avenue South

P. O. Box 55727

Birmingham, AL. 35255-5727

STATE OF ALABAMA )

COUNTY OF SHELBY)

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of <sup>Ten Thousand dollars \$10,000</sup> Ten And 00/100 Dollars (\$ 10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, First Federal Bank, does hereby grant, bargain, sell, and convey unto Grantee, GE Mortgage Services, LLC, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

All of Lot 1317 and the NE 39 feet of Lot 1318, according to the Survey of Weatherly Wixford Forest, 13th Sector, Phase 2, as recorded in Map Book 22, Page 003, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, First Federal Bank, a corporation, has caused this conveyance to be executed by Paige Holmes, its CFO, who is duly authorized, on the 18<sup>th</sup> day of February, 2004.

First Federal Bank

By: Paige Holmes  
Its CFO

STATE OF Alabama  
COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Paige Holmes, whose name as CFO of First Federal Bank, 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, he/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 18<sup>th</sup> day of February, 2004.

Leslie Randolph (Latham)  
NOTARY PUBLIC

My Commission Expires: 9-25-07