

This instrument prepared by:  
Jeff G. Underwood, Attorney  
✓ Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
George Carter  
Beverly Carter  
481 MARYWOOD LANE  
HOOVER AL 35226

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Four hundred sixty thousand and 00/100 Dollars (\$460,000.00) to the undersigned Grantor, GE Mortgage Services, LLC (Subject to B-1-12), a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto George Carter, and Beverly Carter, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, 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.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20030930000656590, in the Probate Office of Shelby County, Alabama.

\$ 360,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 7<sup>th</sup> day of May, 2004.

GE Mortgage Services, LLC

by, 

Eileen Conrad, AVP

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eileen Conrad whose name as AVP of GE Mortgage Services, LLC, 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, 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 7<sup>TH</sup> day of May, 2004.

  
NOTARY PUBLIC

My Commission expires: 10/13/07

AFFIX SEAL

2003-001331

