

Send Tax Notice To:
Kendall L. Hogan
Tracey A. Hogan
2004 Brook Highland Ridge
Birmingham, Alabama 35242

Prepared By:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226

SPECIAL WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

Know all men by these presents, this deed made this the 30th day of July, 2004, by and between AmSouth Bank, a Corporation (herein referred to as Grantor) and Kendall L. Hogan and Tracey A. Hogan, as joint tenants with right of survivorship (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Three Hundred Twenty Thousand and No/100 Dollars (\$320,000.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship the following described real estate in Shelby County, Alabama, to-wit:

Lot 2002, according to the Survey of Brook Highland, an Eddleman Community, 20th Sector, as recorded in Map Book 16, page 148, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2004.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

All rights of redemption arising from that certain foreclosure deed recorded in Instrument No. 20040624000345240. Said rights to expire June 15, 2005. (\$256,000.00 and 48,000.00 of the purchase price was paid from a first and second mortgage loan closed simultaneously with delivery of this deed.)

To have and to hold unto the said Grantees, as joint tenants, with right of survivorship their heirs and assigns, forever.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein abut not otherwise.

IN WITNESS WHEREOF, the Grantor, by William R. Hoog its
Vice President, who is authorized to execute this conveyance, has hereunto set its signature
and seal, this the 30th day of July, 2004.

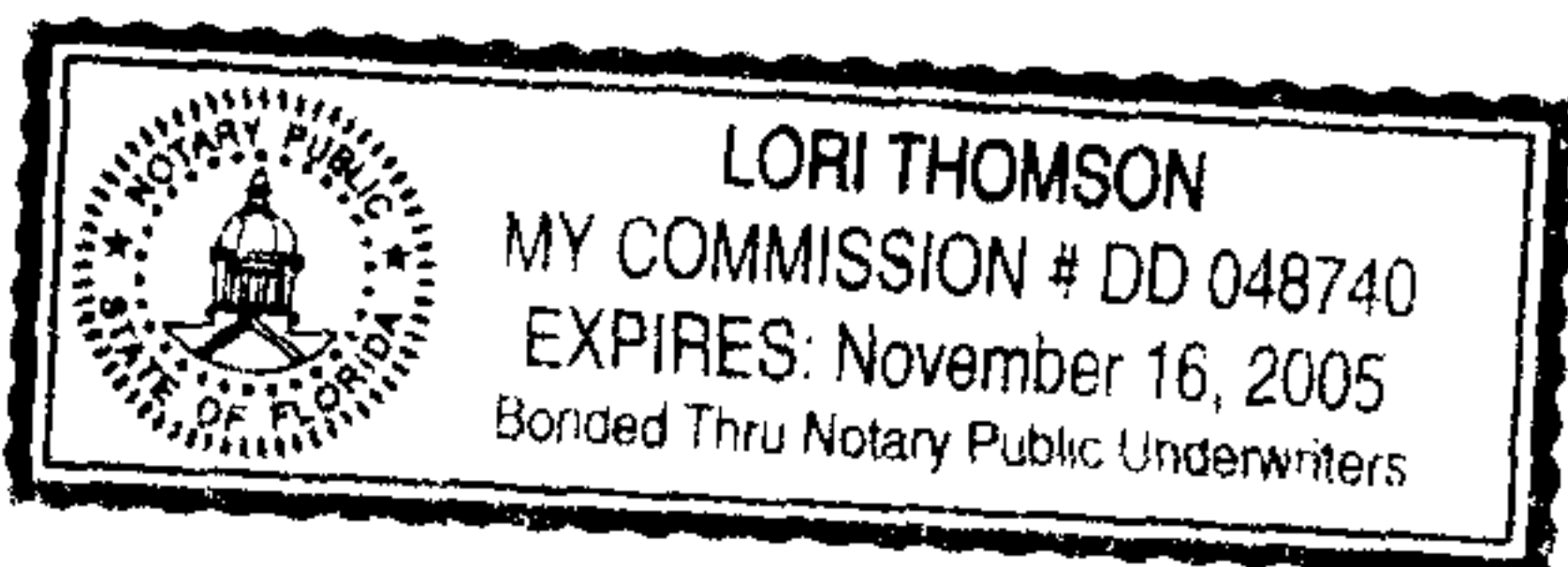
AMSOUTH BANK,

William R. Hoog
By: William R. Hoog
Its: Vice President
AmSouth Bank

STATE OF FLORIDA
COUNTY OF PINELLAS

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
William R. Hoog, whose name as Vice President of AmSouth 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, 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 30th day of July, 2004.



Lori Thomson
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____