

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

Send Tax Notice to:  
Ann F. McGreer

2525 Single Tree Circle  
Bham, Ala 35242

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty-nine thousand five hundred and 00/100 Dollars (\$139,500.00) to the undersigned Grantor, Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ann F. McGreer, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the survey of Wagon Trace, as recorded in Map Book 6, Page 140, 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 Grantee herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 18 Page 650, Book 303, Page 198 and Book 309, Page 353.
4. Restrictive covenant as recorded in Book 18 Page 589 and Book 18, Page 665.
5. Mineral and mining rights as recorded in Book 42 Page 246.
6. 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. 20040729000420760, in the Probate Office of Shelby County, Alabama.

\$139,500.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 18<sup>th</sup> day of October, 2004.

Countrywide Home Loans, Inc. d/b/a America's Wholesale  
Lender

by,

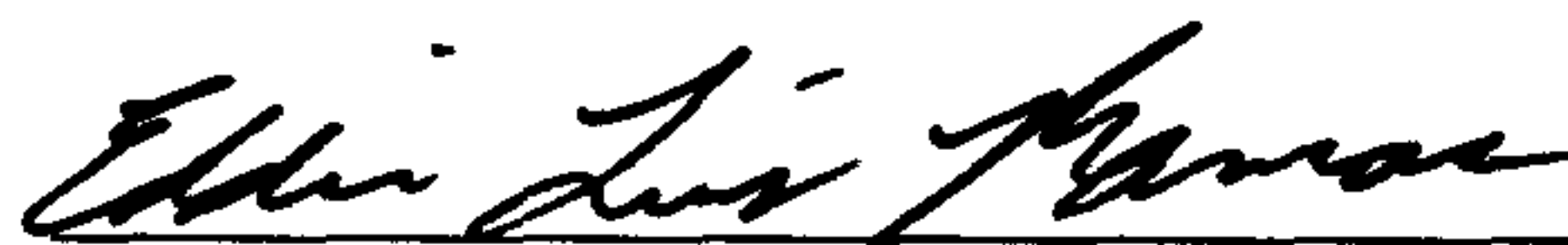
  
Tracey Jennings, Assistant Secretary

STATE OF CALIFORNIA

COUNTY OF VENTURA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracey Jennings, whose name as Assistant Secretary of Countrywide Home Loans, Inc. d/b/a America's Wholesale Lender, 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 October, 2004.



NOTARY PUBLIC/ Eddie Luis Ramos

My Commission expires: 9-23-2006

AFFIX SEAL

2004-001065

