

Send Tax Notice To:  
Kimberly Smith  
314 Highway 25 East  
Columbiana, Alabama 35051

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 11th day of November, 2004, by and between Green Tree-AL, LLC (herein referred to as Grantor) and Kimberly Smith (hereinafter referred to as Grantee);

**WITNESSETH THAT:**

The Grantor does hereby for and in consideration of Sixty Nine Thousand Nine Hundred and No/100 Dollars (\$69,900.00) 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 Grantee, the following described real estate in Shelby County, Alabama, to-wit:

Commence at the SW corner NW 1/4, SE 1/4, Section 24, Township 21 South, Range 1 West, run South 00 degrees 58 minutes 59 seconds West for a distance of 84.41 feet; thence run South 77 degrees 56 minutes 48 seconds East for a distance of 120.36 feet to the point of beginning; thence continue South 77 degrees 56 minutes 48 seconds East for a distance of 181.26 feet to the West right of way line of Highway No. 25; thence run North 19 degrees 12 minutes East along Highway right of way for a distance of 175.85 feet; thence run North 44 degrees 59 minutes West for a distance of 116.0 feet; thence run North 89 degrees 05 minutes West for a distance of 127.6 feet; thence run South 06 degrees 51 minutes West for a distance of 213.84 feet to the point of beginning.

Less and except any part of subject property lying within a road right of way.

Situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2005.
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. 20040706000370790. Said rights to expire June 08, 2005.

(\$ 69,900.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

To have and to hold unto the said Grantee, her heirs and assigns, forever.

And the Grantor does hereby covenant with Grantee, 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 George Dumler, its Authorized Signer, of Green Tree-AL, LLC, a Limited Liability Company, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of November, 2004.

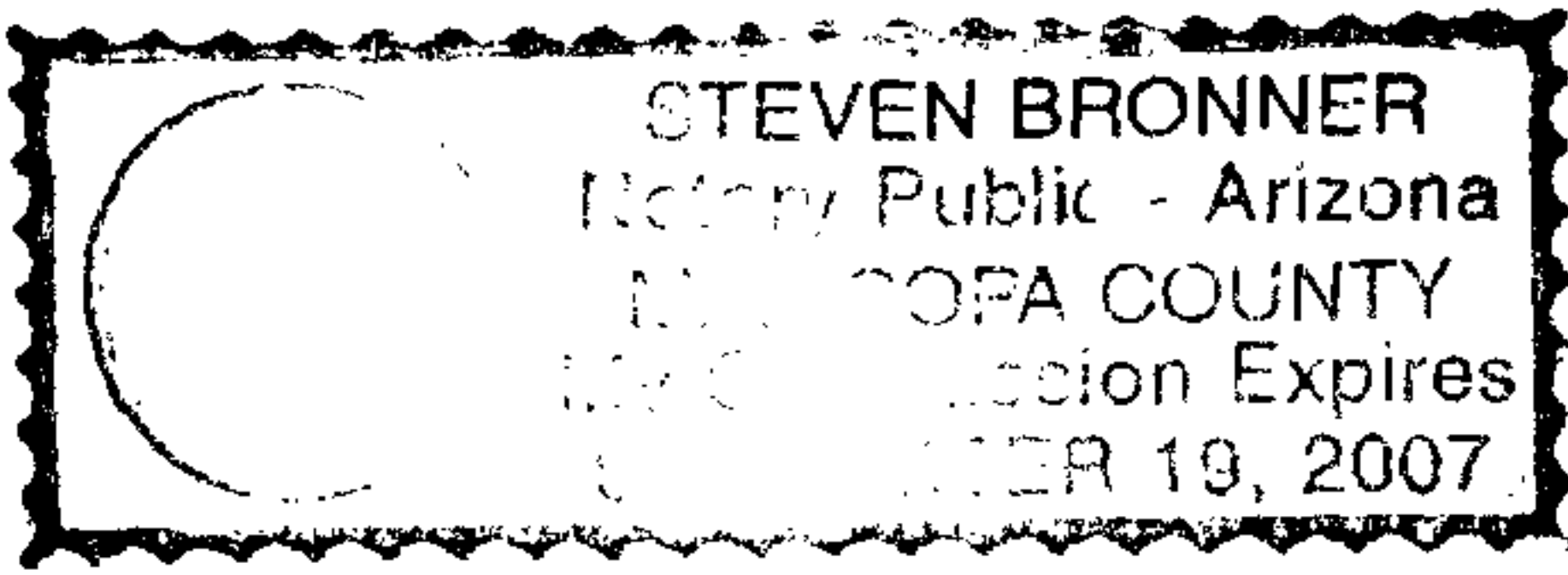
GREEN TREE-AL, LLC

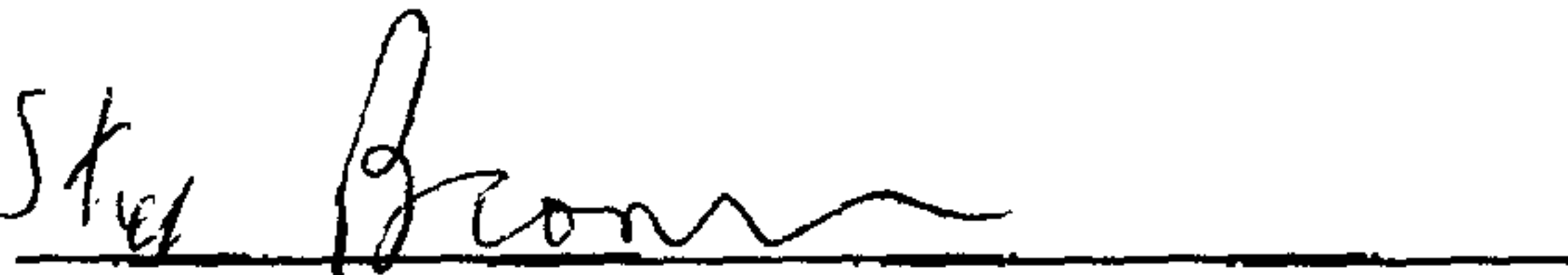
  
By: GEORGE DUMLER  
Its: AUTHORIZED SIGNER

STATE OF ARIZONA  
COUNTY OF MOHICOPA

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GEORGE DUMLER, whose name as AUTHORIZED SIGNER of Green Tree-AL, LLC, a Limited Liability Company, 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 11 day of November, 2004.



  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/19/2007