

This Instrument Was Prepared By:  
**G. Wray Morse, Attorney at Law**  
1920 Valleydale Road  
Birmingham, AL 35244-1728

Send Tax Notice to:  
**Rex Watwood**  
224 Lucerne Boulevard  
Birmingham, Alabama 35209

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Empire Mortgage X**, a Maryland Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Rex Watwood d/b/a Watwood Construction** (hereinafter referred to as GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

**Lot 10, according to the Survey of Royal Oaks 2nd Sector 1st Addition, as recorded in Map Book 8, Page 13, in the Probate Office of Shelby County, Alabama.**

**Note: Empire Mortgage X and Empire Mortgage X, Inc. are one and the same entity.**

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

**SUBJECT TO RIGHT OF REDEMPTION** of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

**PROPERTY SOLD AS IS** and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, **Empire Mortgage X** has hereunto set its signature by **Gary Olschansky** its **Vice President** on this the 2 day of **December, 2004**.

**Empire Mortgage X**

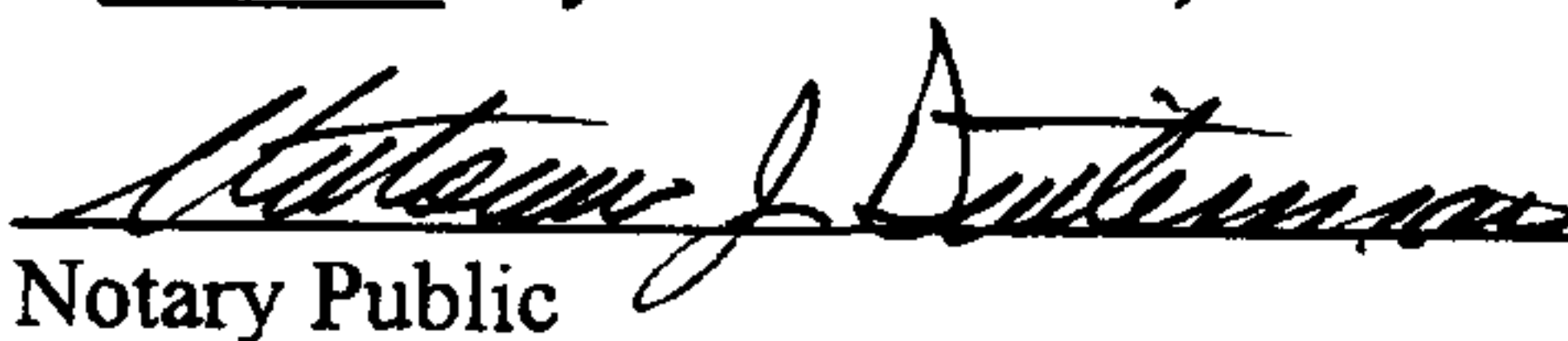


**Gary Olschansky**  
**Vice President**

STATE OF MARYLAND )  
COUNTY OF CARROLL )

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Gary Olschansky** as **Vice President of Empire Mortgage X**, whose name 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 duly authorized officer executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 2 day of **December, 2004**.



**Notary Public**

My Commission Expires: 9/22/07

