

20041217000690850 Pg 1/1 171.00
Shelby Cnty Judge of Probate, AL
12/17/2004 14:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

Send Tax Notice to:
Guido Topini

SPECIAL WARRANTY DEED

Know All Men by These Presents: That in consideration of Three Hundred Fifty Thousand Dollars (\$350,000.00), the receipt of which is hereby acknowledged, **The Bank** (herein referred to as "Grantor"), does by these presents GRANT, BARGAIN, SELL and CONVEY unto **Guido Topini and Wen Yin** (herein referred to as Grantees), the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 130, according to the Final Record Plat of Greystone Farms, Milner's Crescent-Phase 2, as recorded in Map Book 21, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the years 2004 which are a lien but not yet due and payable until October, 1, 2004.
2. All easements, rights-of-way, and restrictions of record affecting said property.
3. Statutory rights of redemption existing by virtue of that certain foreclosure deed recorded in Instrument # 20040923000525180, in the Probate Office of Shelby County, Alabama.

\$190,000.00 of the consideration recited above was derived from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, and their heirs and assigns forever.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property herein conveyed which were suffered or created by the undersigned Grantor, except as stated above.

In Witness Whereof, the said The Bank by Fred R. Hill its A.V.P. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of November, 2004.

The Bank
Fred R. Hill
By: _____
Its: A V P

STATE OF ALABAMA)
COUNTY JEFFERSON)

I, Marlene Johnson a Notary Public, in and for said County in said State, hereby certify that Fred R. Hill whose name as A.V.P. of the The Bank 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 this the 22 day of November, 2004.

Marlene Johnson
Notary Public
My Commission Expires:

My Commission Expires 8/13/08

This Instrument Prepared By:
William L. Mathis, Jr., Attorney At Law
Suite 225, Southcrest Bldg.
1025 Montgomery Highway
Vestavia Hills, Alabama 35216
Tel.: (205) 978-5556