



STATE OF ALABAMA)
SHELBY COUNTY)

Send Tax Notice to
Franklin Dawson
4654 Woodale Lane
Pelham, AL 35124

SPECIAL WARRANTY DEED

Know All Men by These Presents: That in consideration of One Hundred Forty Two Thousand Dollars (\$142,000.00), to the undersigned grantor, Household Finance Corporation of Alabama, in hand paid by Franklin Dawson and Cynthia Dawson the receipt of which is hereby acknowledged, the said **Household Finance Corporation of Alabama**., does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said **Franklin Dawson and Cynthia Dawson** (herein referred to as Grantees), in fee simple for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 15, in Block 5, according to the Survey of Woodale Fourth Sector, as recorded in Map Book 6, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

2.
 1. Ad valorem taxes for the year 2004, which are a lien but not yet due and payable until October 1, 2004.
 3. 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 # 200406170000329510, in the Probate Office of Shelby County, Alabama.

\$ 113,600.00 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 Franklin Dawson and Cynthia Dawson in fee simple for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 Household Finance Corporation of Alabama by Ashley M. Bean its AVP, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of September, 2004.

Household Finance Corporation of Alabama

By: Ashley M. Bean
Its: Cust. V. P.

STATE OF California)
COUNTY Los Angeles)

I, Monica S. Ramirez a Notary Public, in and for said County in said State, hereby certify that Ashley M. Bean whose name as AVP of the Household Finance Corporation of Alabama 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 September, 2004.

Monica S. Ramirez
Notary Public

My Commission Expires: 1-5-2006

This Instrument Prepared By:
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