

20050421000190600 1/3 \$24.00  
Shelby Cnty Judge of Probate, AL  
04/21/2005 03:11:03PM FILED/CERT

Send Tax Notice To:  
Lewis & Associates, LLC  
267 Village Parkway  
Helena, Alabama 35080  
File No. 05-142

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 11<sup>th</sup> day of April, 2005, by and between AmSouth Bank, a Corporation (herein referred to as Grantor) and Lewis & Associates, LLC, a limited liability company, (hereinafter referred to as Grantee);

#### WITNESSETH THAT:

The Grantor does hereby for and in consideration of Sixty Nine Thousand Nine Hundred and No/100, (\$69,900.00) Dollars 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:

**Lot 3, according to a Resurvey of Lots 1 through 64, 89 through 104 and A through C of Applegate Manor, as recorded in Map Book 10, page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; together with all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed to Applegate Realty, Inc. to the Applegate Townhouse Association, Inc. by deed recorded in Probate Office of Shelby County, Alabama, in Real 65, page 201 and Real 318, page 135 and more fully defined in the Declaration of Covenants, Conditions, and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63 page 634 as amended by Corporation record 43, page 711; being situated in Shelby County, Alabama.**

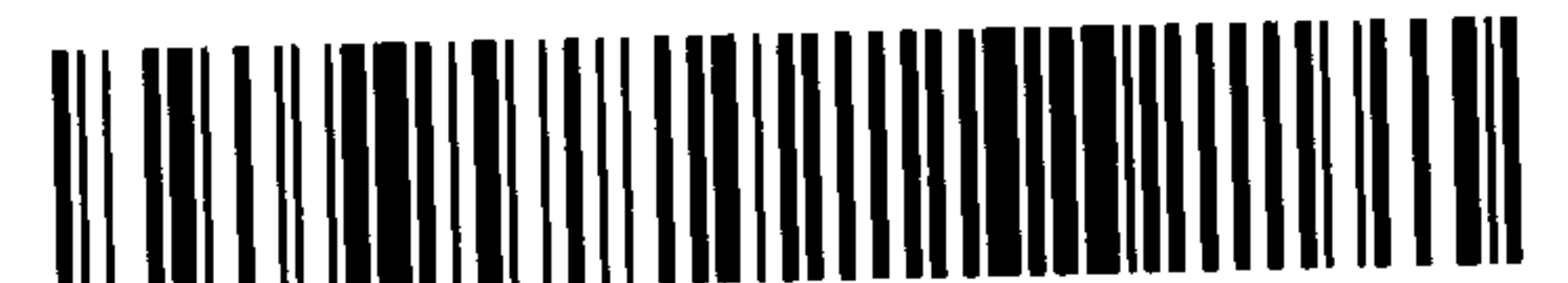
#### SUBJECT TO:

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.
4. Mineral and mining rights not owned by the Grantor herein described.

**All rights of redemption arising from that certain foreclosure deed recorded in Instrument 20021213000678990, said rights to expire November 30, 2005. (\$62,900.00 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 Grantees, their heirs and assigns, forever.

And the Grantor does hereby covenant with Grantee, except as above noted that, at the



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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.



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IN WITNESS WHEREOF, the Grantor, by  
Trudy Mayoros, its Vice President, who is  
authorized to execute this conveyance, has hereunto set its signature and seal, this the 11<sup>th</sup>  
day of April, 2005.

AMSOUTH BANK,

By: Trudy Mayoros  
Its: Vice President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify  
that Trudy Mayoros, whose name as Vice President of AmSouth  
Bank, 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,  
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 11<sup>th</sup> day of April, 2005.

Hattie Ellans  
NOTARY PUBLIC  
MY COMMISSION

EXPIRES: 1-22-08

Shelby County, AL 04/21/2005  
State of Alabama

Deed Tax: \$7.00