

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Glenn Baxter

5075 Greystone Way
Birmingham, Alabama 35242

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of Four hundred ninety-nine thousand and 00/100 Dollars (\$499,000.00) to the undersigned Grantor, Mortgage Electronic Registration Systems, Inc., a corporation, by GMAC Mortgage Corporation, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Glenn Baxter, (herein referred to as Grantee), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 43, according to the Survey of Greystone, 4th Sector, as recorded in Map Book 16, Page 89 A, B, & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Glenn Baxter is one and the same person as Howard G. Baxter.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Covenants, conditions, and restrictions recorded in Book 317, Page 260 along with all amendements thereto.
4. Transmission line permits to Alabama Power Company recorded in Book 207, Page 223, Book 305, Page 637 and Instrument Number 1992-26822.
5. Rights of others to use Hugh Daniel Drive and Greystone Drive recorded in Book 301, Page 799.
6. Covenants and agreements for water services recorded in Real 235, Page 574, Instrument Number 1992-20786, Instrument Number 1993-20840 and Instrument Number 1993-20968.
7. Reciprocal easement agreement pertaining to access and roadway easements as recorded in Book 312, Page 274 along with amendments recorded in Book 317, Page 253, Instrument Number 1993-3124, Instrument Number 1994-22320, Instrument Number 1995-8111 and Instrument Number 1993-32840.
8. Reseveration of mining and mineral rights recorded in Book 40, Page 332 and Book 57, Page 584.
9. Agreement with Shelby Cable, Inc. recorded in Book 350, Page 585.
10. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 2005020900006535, in the Probate Office of Jefferson County, Alabama.

\$74,850.00

\$399,200.00 and/of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

Shelby County, AL 05/13/2005
State of Alabama

Deed Tax: \$25.00

J.R. Moore



20050513000232730 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
05/13/2005 02:45:30PM FILED/CERT

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 26th day of April, 2005.

Mortgage Electronic Registration Systems, Inc.

By, GMAC Mortgage Corporation

by, [Signature]
Its Signing Officer
As Attorney in Fact

STATE OF CT

COUNTY OF Fairfield

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenn Stevens, whose name as Signing Officer of GMAC Mortgage Corporation, as Attorney in Fact for Mortgage Electronic Registration Systems, Inc., 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, action in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 26 day of April, 2005.

[Signature]
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2005-000312

My Commission Expires 9/30/2009