20050601000263920 1/1 $19.50
Shelby Cnty Judge of Probate,AL
06/01/2005 12:41:04PM FILED/CERT

SENT TAX NOTICES TO:
Carol S. Bunn
139 Chinaberry Lane
Maylene, Alabama 35114

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

SPECIAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($169,900.00) and other good and valuable consideration to the undersigned grantor, OLD SOUTH BUILDERS, INC., an Alabama corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto CAROL S. BUNN, (herein referred to as GRANTEE, whether one or more) in fee simple, the following described real estate, situated in Shelby County, Alabama, to wit:

ARS

Lot 19, according to the Survey of Chinaberry Subdivision, Phase 1, Final Plat, as recorded in Map Book 32, page 119, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, rights of way and covenants of record; taxes for 2005 and subsequent years not yet due and payable.

$161,405.00 of the purchase price of the property described herein was paid from the proceeds of two mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs, executors, successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs, executors, successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good rights to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to said GRANTEE, her heirs, executors, successors and assigns forever, against the lawful claims of all persons claiming by or under the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, by its President, TOMMY MAYSON, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of May, 2005.

OLD SOUTH BUILDERS, INC.

BY: _____
TOMMY MAYSON
ITS PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, ANNE R. STRICKLAND, a Notary Public in and for said County in said State, hereby certify that TOMMY MAYSON, whose name as President of OLD SOUTH BUILDERS, 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, as such officer and with full authority, executed the same voluntarily for and the act of said corporation,

Given under my hand and official seal, this the 24TH day of May, 2005.

_____
Notary Public Anne R. Strickland
My commission expires: 5/10/09

Shelby County, AL 06/01/2005
State of Alabama

Deed Tax:$8.50