

## SPECIAL WARRANTY DEED

State of ALABAMA	)
County of SHELBY	)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FORTY ONE THOUSAND AND 00/100 dollars (\$41,000.00) cash in hand paid to WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2002-3, (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said SCOTT BROOKS, (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in SHELBY County, ALABAMA, to-wit:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE SW 1/4, SECTION 14, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SAID CORNER BEING FOUND BAR; THENCE OF SOUTH 89 DEGREES 32 MINUTES 25 SECONDS WEST A DISTANCE OF 190.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING A SET 1/2 INCH REBAR, THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 303.00 FEET TO A POINT; SAID POINT BEING A FOUND RAILROAD SPIKE IN PAVEMENT OF TENNYSON DRIVE; THENCE GO NORTH 34 DEGREES 05 MINUTES 18 SECONDS WEST A DISTANCE OF 106.54 FEET TO A POINT, SAID POINT BEING A FOUND RAILROAD SPIKE IN PAVEMENT OF TENNYSON DRIVE; THENCE GO NORTH 22 DEGREES 06 MINUTES 03 SECONDS WEST A DISTANCE OF 12.30 FEET TO A POINT, SAID POINT BEING A FOUND RAILROAD SPIKE IN PAVEMENT OF TENNYSON DRIVE; THENCE GO NORTH 66 DEGREES 56 MINUTES 58 SECONDS EAST A DISTANCE OF 136.30 FEET TO A POINT, SAID POINT BEING A FOUND CAPPED REBAR; THENCE GO SOUTH 84 DEGREES 14 MINUTES 13 SECONDS EAST A DISTANCE OF 196.87 FEET TO A POINT, SAID POINT BEING A FOUND CAPPED REBAR; THENCE GO SOUTH 19 DEGREES 21 MINUTES 12 SECONDS EAST A DISTANCE OF 138.62 FEET TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in INSTRUMENT NUMBER 20050215000075770 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.

IN WITNESS WHEREOF, WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2002-3, has caused these present to be executed in its name and on its behalf as aforesaid, on this the  $\frac{3}{3}$ WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2002-3 By Washington Mutual Bank FA as Attorney in Fact BY: ATTEST: STATE OF COUNTY OF I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Rosa Salgado Thowle and whose names Vice President Vice President and Vice President, respectively, of Wachuvia Bank, Mailunal ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR LONG BEACH MORTGAGE respectively, of LOAN TRUST 2002-3, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid, on the day that bears the same date. day of Mky/ Given under my hand and official seal this NOTARY PUBLIC My commission expires: This instrument prepared by: KERI MASON ROTH CYNTHIA HOFF MORRIS|HARDWICK|SCHNEIDER, LLC Commission # 1437640 5346 STADIUM TRACE PARKWAY, SUITE 200 Notary Public - California **HOOVER, AL 35244** Los Angeles County AL-020501413 My Comm. Expires Sep 2, 2007

Deed Tax:\$41.00

Shelby County, AL 07/06/2005 State of Alabama