

STATE OF ALABAMA

SPECIAL WARRANTY DEED

COUNTY OF SHELBY

FOR VALUABLE CONSIDERATION to the undersigned paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the undersigned "N.P. DODGE, JR., GRANTOR, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14 TH DAY OF OCTOBER, 1985 AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR.", (hereinafter called the "GRANTOR"), has GRANTED, bargained and sold, and does by these presents GRANT, bargain, sell and convey unto WILLIAM BENJAMIN WILLIAMS AND SUSAN B. WILLIAMS, AS JOINT TENANTS WITH RIGHTS * AND HIS, HERS, THEIR assigns, (hereinafter called "GRANTEE"), the following described property situated in SHELBY County, State of Alabama, described as follows, to-wit: * OF SURVIVORSHIP

The property is commonly known AS 4923 MEADOWBROOK WAY, BIRMINGHAM, AL 35242 and is more particularly described as follows:

LOT 95, ACCORDING TO THE SURVEY OF MEADOW BROOK, FIRST PHASE, AS RECORDED IN MAP BOOK 7, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$230080.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said GRANTEE, WILLIAM BENJAMIN WILLIAMS AND SUSAN B. WILLIAMS. AS JOINT TENANTS WITH RIGHTS OF and HIS/HER/THEIR assigns, forever. SURVIVORSHIP

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal, and mineral exceptions, if any, of record.

Subject to easements, restrictions, covenants, agreements and mineral exceptions, if any, of record.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: GRANTOR does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through and under the GRANTOR.

IN WITNESS WHEREOF, "N.P. DODGE, JR., GRANTOR, AS TRUSTEE, UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985 AND KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N.P. DODGE, JR." has caused this conveyance to be executed this 8th day of JUNE , 20 05.

COUNTY OF

Shelby County, AL 07/11/2005

State of Alabama

Deed Tax: \$57.50

I, the undersigned authority, a Notary Public in and for the said County and State, hereby certify that N.P. DODGE, Jr., whose name as Trustee, 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 has executed the same voluntarily on the day same bears date.

Given under my hand and seal of office, this

My Comm. Exp. Nov. 11, 7

DEBRA J. SEICEL

NOTARY PUBLIC

This instrument prepared by: STEWART TITLE GUARANTY COMPANY 1980 POST OAK BLVD HOUSTON, TX 77056