

20050815000419690 1/3 \$58.00
Shelby Cnty Judge of Probate, AL
08/15/2005 02:36:35PM FILED/CERT

Shelby County, AL 08/15/2005
State of Alabama

Deed Tax: \$41.00

Ronald Tyes #800271500

Cash Sale

Sales Price: \$41,000.00

Down Payment: \$41,000.00

Balance Due: -0-

Finance Charges: -0-

Total of Payments: -0-

ALABAMA - SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 4th day of August, 2005, BETWEEN Walter Mortgage Company, a corporation existing under the laws of the State of Delaware, having an address of P. O. Box 31601, Tampa, Florida 33631-3601, the party of the first part, and Jamie D. Hood and wife, Tammy M. Hood; 1245 County Road 147, Towncreek, Ala. 35672 of the County of Shelby and State of Alabama, parties of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of \$41,000.00-Forty one thousand and no/100--- Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said parties of the second part, and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Shelby and State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said parties of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed in its name by Joe Kelly, Vice President of Walter Mortgage Company., for that company, the day and year above written.

WALTER MORTGAGE COMPANY

By:

Name: Joe Kelly

Title: Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BE IT REMEMBERED that on this day before me, a Notary Public within and for the county and state aforesaid, duly authorized, acting and commissioned, personally appeared Joe Kelly, to me personally well known, who acknowledged that he/she is the Vice President of Walter Mortgage Company, a corporation, and that (s)he, as such officer and with full authority, being fully informed of the contents, executed the same voluntarily for and as the act of said corporation.

WITNESS my hand and official seal as such Notary Public on this the 4th day of August, 2005.



Sandra M. Self
My Commission ID 0001743
Expires October 24, 2006

Sandra M. Self
NOTARY PUBLIC
Print Name: Sandra M. Self
My Commission Expires:

THIS INSTRUMENT PREPARED BY:
Jeffrey P. Thofner, Esquire
P. O. Box 31601
Tampa, FL 33631-3601
JPT-T-3.JWH (Rev. 7/01)

AFTER RECORDING RETURN TO:
Jim Walter Homes, Inc., Attn: C. T. Witherington
P. O. Box 31601
Tampa, FL 33631-3601

Tyes

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF THE WEST ONE HALF (W 1/4) OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE S 89 DEG 30' 59" E ALONG THE NORTH LINE OF SAID HALF QUARTER-QUARTER A DISTANCE OF 725.00 FEET TO A POINT; THENCE RUN S 15 DEG 29' 01" W A DISTANCE OF 439.10 FEET TO A FOUND OLD IRON CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE RUN S 89 DEG 31' 01" W A DISTANCE OF 133.56 FEET TO A FOUND OLD IRON CORNER ON THE EAST MARGIN OF JONES ROAD; THENCE RUN N 22 DEG 22' 57" E CROSSING JONES ROAD A DISTANCE OF 243.81 FEET TO A FOUND REBAR CORNER ON THE SAME SAID EAST MARGIN OF SAME SAID JONES ROAD; THENCE RUN S 10 DEG 17' 18" E A DISTANCE OF 227.98 FEET TO THE POINT OF BEGINNING, CONTAINING 15,002 SQUARE FEET, MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON AN IRON PIPE (FOUND) AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 27, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA. SAID IRON PIPE BEING THE POINT OF COMMENCEMENT; THENCE RUN S 88'52'17" E ALONG THE NORTH BOUNDARY LINE OF SAID FRACTIONAL SECTION 27 FOR A DISTANCE OF 725.00 FEET; THENCE RUN S 15'15'40" W FOR A DISTANCE OF 209.13 FEET TO AN IRON PIPE (FOUND), SAID IRON PIPE BEING THE POINT OF BEGINNING; THENCE RUN S 17'11'02" W FOR A DISTANCE OF 227.88 FEET TO AN IRON PIPE (FOUND) AND A FENCE CORNER; THENCE RUN N 63'08'35" W ALONG A FENCE LINE FOR A DISTANCE OF 133.33 FEET TO AN IRON PIPE (FOUND) ON THE EAST SIDE OF JONES ROAD (HAVING A PRESCRIPTIVE RIGHT-OF-WAY); THENCE RUN N 49'47'25" E FOR A DISTANCE OF 243.92 FEET TO THE POINT OF BEGINNING. SAID PARCELL LYING IN THE WEST HALF OF FRACTIONAL SECTION 27, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND CONTAINING .34 ACRES MORE OR LESS.

Less and except any road right of ways of record.
Grantor does not assume any liability for unpaid taxes

Parcel # 17/8/27/0/001/004