## 20050830000447330 1/1 \$26.50 Shelby Cnty Judge of Probate, AL 08/30/2005 11:53:41AM FILED/CERT

## SURVIVORSHIP

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<sup>TH</sup> 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

and does by these presents GRANT, bargain, sell and convey unto ANDREW M MCCULLOUGH AND SANDRA H MCCULLOUGH as joint tenant with right of surANDorship and HIS, HERS, THEIR assigns, (hereinafter called "GRANTEE"), the following described property situated in SHELBY County, State of Alabama, described as follows, to-wit:

The property is commonly known AS 4033 SADDLE RUN CIRCLE, PELHAM, AL 35124 and is more particularly described as follows:

Lot 62, according to the Map and Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said GRANTEE, Andrew M McCullough and Sandra H McCullough, joint tenants with right of and HIS/HER/THEIR assigns, forever.

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. \$120,800.00 of the above-recited concideration was from a mortgage recorded simultanously herewith. \$15,100.00 of the above recited concideration was from a seconded mortgage recorded simultaneoulth WITNESS WHEREOF, "N.P. DODGE, JR., GRANTOR, AS TRUSTEE, UNDER THE

N.P. DODGE JR., TRUSTEE

STATE OF COUNTY OF

\_ss.

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

Day of

GENERAL NOTARY - State of Nebraska

DEBRA J. SEIGEL

My Comm. Exp. Nov. 11, 2007

NOTARY PUBLIC

Shelby County, AL 08/30/2005 State of Alabama

Deed Tax:\$15.50

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