



20051003000514680 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
10/03/2005 03:31:17PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

**Charles L. Denaburg, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203**

SEND TAX NOTICE TO:

231 Quail Ridge Road

Helena, Alabama 35080

\$247,400.00 and \$61,800.00 of the purchased price was paid from a mortgage loan closed simultaneously herewith.

SPECIAL WARRANTY DEED

THE STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Nine Thousand Three Hundred & no/100 (\$309,300.00) Dollars, in hand paid to the undersigned COMPASS BANK (hereinafter referred to as "GRANTOR"), by JASON M. HERREN and LISA HERREN, as joint tenants with right of survivorship ("GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE, as joint tenants with right of survivorship, all of its rights, title and interest in and to the following described real estate, located and situated in Shelby County, Alabama, to-wit:

**Lot 43, according to the Survey of Quail Ridge Subdivision, as recorded
in Map Book 22, Page 35, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

Shelby County, AL 10/03/2005
State of Alabama

Deed Tax: \$.50

1. **Ad valorem taxes for the year, 2005.**
2. **Easements and building line as shown on recorded map.**
3. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.**
4. **Restrictions and covenants appearing of record in Instrument No. 1997-5314; Instrument No. 1997-19419 and Instrument No. 2001-30998.**

Chris Butler

Said property is conveyed subject to any and all outstanding rights of redemption from that foreclosure sale held on the 25th day of February, 2005, the Deed to which is recorded at Instrument No. 20050301000096570 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, their heirs and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed by its duly authorized officer on this 15th day of August, 2005.

COMPASS BANK

By W. Neill Fox
W. NEILL FOX
Its Executive Vice President

THE STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that W. NEILL FOX, whose name as Executive Vice President of Compass Bank, a banking 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 as the act of said corporation.

Given under my hand and official seal this 15 day of AUG, 2005.

Susan Ann Remy

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES MARCH 23, 2008