

STATE OF Alabama

SPECIAL WARRANTY DEED

COUNTY OF Shelby

#191,500.00

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 14TH 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 Rodney G. Brown and Connie P. Brown

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 104 KENT HILL CIRCLE, ALABASTER, AL 35007 and is more particularly described as follows:

Lot 140 according to the Survey of Kentwood 3rd Addition Phase II as recorded in Map Book 19, Page 167, Shelby County, Alabama Records.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said GRANTEE, Rodney G. Brown and Connie P. Brown 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.

#191,500.00 CF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE WAN.

IN WITNESS WHEREOF, "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." has caused this conveyance to be executed this $25 \, \mathrm{th}$ day of July ____, $20 \, 05$ ___.

N.P. DOBGE JR., TRUSTEE

STATE OF JULIAN SCOUNTY OF JULIAN STATES

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 $\mathcal{U}^{\mathcal{H}}$.

NOTARY PUBLIC

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

GENERAL NOTARY - State of Nebraska
DEBRA J. SEIGEL
My Comm. Exp. Nov. 11, 2007