

Send Tax Notice To:  
Philip Jackson  
Christy Jackson  
5018 Aberdeen Way  
Birmingham, Alabama 35242  
File No. 06.012

Prepared By:  
James R. Moncus, Jr.  
1313 Alford Avenue  
Birmingham, Alabama 35226

### SPECIAL WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON COUNTY

Know all men by these presents, this deed made this the 13<sup>th</sup> day of January, 2006, by and between AmSouth Bank, a Corporation (herein referred to as Grantor) and Philip Jackson and wife, Christy Jackson, as joint tenants with right of survivorship (hereinafter referred to as Grantee);

#### WITNESSETH THAT:

The Grantor does hereby for and in consideration of Four Hundred Thirty Thousand and No/100 Dollars (\$430,000.00) and other good and valuable consideration, in hand paid by the Grantees, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship the following described real estate in Shelby County, Alabama, to-wit:

**Lot 18, according to the Survey of Greystone 7<sup>th</sup> Sector, Phase I, as recorded in Map Book 18, page 120 A, B & C, in the Probate Office of Shelby County, Alabama.**

#### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantor herein described.

**All rights of redemption arising from that certain foreclosure deed recorded in Instrument No. 20051130000619370. Said rights to expire November 23, 2006.**

**(\$315,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)**

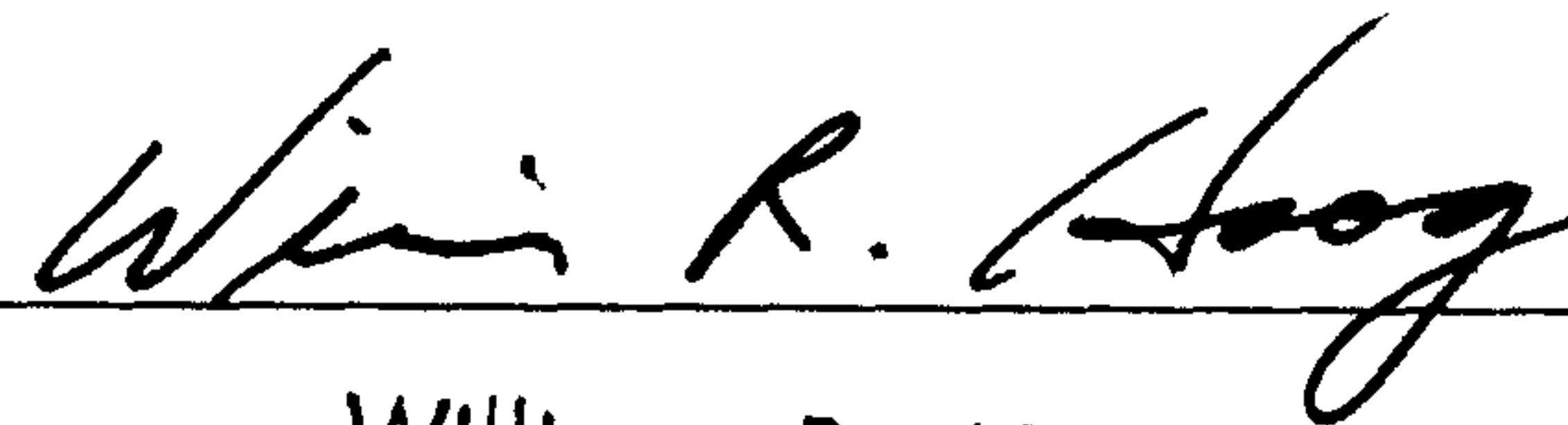
To have and to hold unto the said Grantees, as joint tenants, with right of survivorship their heirs and assigns, forever.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein abut not otherwise.

20060120000032210 2/2 \$129.00  
Shelby Cnty Judge of Probate, AL  
01/20/2006 09:45:42AM FILED/CERT

IN WITNESS WHEREOF, the Grantor, by William R. Hoog, its Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 13th day of January, 2006.


AMSOUTH BANK,

  
By: William R. Hoog  
Its: Vice President  
AmSouth Bank

STATE OF FLORIDA  
COUNTY OF PINELLAS

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William R. Hoog, whose name as Vice President of AmSouth Bank, a 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 the 13th day of January, 2006.

  
NOTARY PUBLIC  
MY COMMISSION

EXPIRES: Nov. 16, 2009

