



20060307000107110 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/07/2006 02:33:59PM FILED/CERT

Send Tax Notice To:
Jonathan D. Lind
Tiffany T. Lind
3304 Woodford Place
Birmingham, Alabama 35242
File No. 06-040

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 24th day of February, 2006, by and between AmSouth Bank, a Corporation (herein referred to as Grantor) and Jonathan D. Lind and wife, Tiffany T. Lind, as joint tenants with right of survivorship, (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Three Hundred Nineteen Thousand Nine Hundred and No/100 Dollars (\$319,900.00) 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 55, Block 2, according to the Survey of Amended Map of Woodford, as recorded in Map Book 8, page 51 A, B, C, and D, 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.

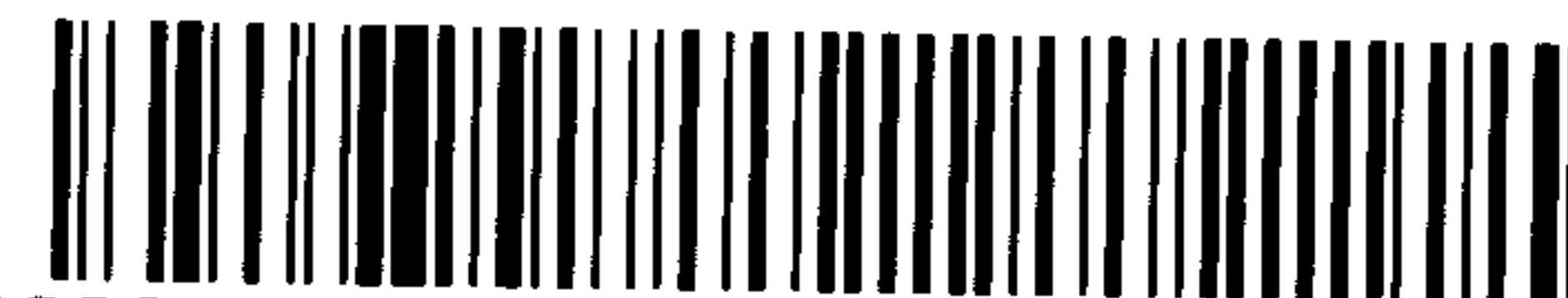
All rights of redemption arising from that certain foreclosure deed recorded in Instrument #20051110000589770. Said rights to expire November 9, 2006. (\$255,920.00 and \$63,980.00 of the purchase price was paid from a first and second mortgage loan closed simultaneously with delivery of this deed.)

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.

J.R. Moncus

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 24th day of February, 2006.



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AMSOUTH BANK,
A CORPORATION

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

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 24th day of February, 2006.

Lori Thomson
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 16, 2009

