20060313000117200 1/3 $62.00
Shelby Cnty Judge of Probate, AL
03/13/2006 03:29:15PM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Robert V. Sykes
Tippi J. Sykes
6295 County Rd 51
Wilsonville AL 35186

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred eighty-five thousand and 00/100 Dollars ($385,000.00) to the undersigned Grantor, Long Beach Mortgage Company, a Delaware Corporation, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Robert V. Sykes, and Tippi J. Sykes, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Instrument No.20031001000660910.
4. Permit to Alabama Power Company recorded in Book 149, Page 388.
5. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20060216000077820, in the Probate Office of Shelby County, Alabama.

$ 340,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

Sirote

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 9 day of March, 2006.

Long Beach Mortgage Company, a Delaware Corporation

by, _____

Its 1st Vice President

STATE OF CA

COUNTY OF LA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gabriel Barraso, whose name as 1st Vice President of Long Beach Mortgage Company, a Delaware Corporation, 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/she, 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 9 day of March, 2006.

RUTH ELIZET CARRILLO
Commission # 1577139
Notary Public - California
Los Angeles County
My Comm. Expires May 8, 2009

_____
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2005-001830

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EXHIBIT "A"

Parcel I:
From the Southwest corner of the SW¼ of the SE¼ of Section 32, Township 19 South, Range 1 East, run East a distance of 832.07 feet; thence left 98 degrees 59 minutes 10 seconds a distance of 382.52 feet to the point of beginning; thence continue in a straight line a distance of 102.43 feet; thence left 99 degrees 43 minutes 01 seconds a distance of 356.54 feet; thence left 106 degrees 18 minutes 14 seconds a distance of 192.14 feet; thence left 90 degrees 00 minutes 00 seconds a distance of 297.27 feet to the point of beginning. All according to survey of Van M. Peavy, Peavy Land Surveying, dated April 14th, 1992. Situated, lying and being in Shelby County, Alabama.

Parcel II:
From the Southwest corner of the SW¼ of the SE¼ of Section 32, Township 19 South, Range 1 East, run East a distance of 36.10 feet; thence left 77 degrees 56 minutes 55 seconds a distance of 120.83 feet to the point of beginning; thence right 61 degrees 07 minutes 56 seconds a distance of 904.41 feet; thence left 63 degrees 58 minutes 45 seconds a distance of 102.43 feet; thence left 99 degrees 43 minutes 01 seconds a distance of 356.54 feet; thence left 10 degrees 15 minutes 00 seconds a distance of 1062.70 feet; thence left 67 degreese 33 minutes 13 seconds a distance of 164.54 feet; thence left 101 degrees 41 minutes 00 seconds a distance of 551.73 feet to the point of beginning. According to survey dated March 12, 1992 of Van Marcus Peavy, Peavy Land Surveying, ALA. Reg. No. 16681. Situated, lying and being in Shelby County, Alabama.

Shelby County, AL 03/13/2006
State of Alabama

Deed Tax:$45.00