## SPECIAL WARRANTY DEED

20060925000475780 1/1 \$101.00 Shelby Cnty Judge of Probate, AL 09/25/2006 02:32:17PM FILED/CERT

STATE OF Alabama

COUNTY OF Shelby

FOR VALUABLE CONSIDERATION to the undersigned paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the undersigned N. P. DODGE, JR., 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 \_\_\_\_\_\_

Carl Bruder and Desiree von Tell

HIS, HER, 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 1213 LAKE POINT VISTA, HOOVER, AL 35244 and is more particularly described as follows:

Lot 2048, according to the Survey of Lake Point Estates, 1st Addition, as recorded in Map Book 17, page 14, in the Probate Office of Shelby County, Alabama.

\$280,000 of the consideration was paid from the proceeds of a mortgage loan.

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

IN WITNESS WHEREOF, N. P. DODGE, JR., 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. has caused this conveyance to be executed this 23 day of \_\_\_\_\_\_\_\_, 20\_6

STATE OF MINUSION COUNTY OF Dagas

Shelby County, AL 09/25/2006 State of Alabama

Deed Tax: \$90.00

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 10th Day of Mujust

JENNIFER L. CLAPPER

My Comm. Exp. Jan. 22, 2007

This instrument prepared by:

STEWART TITLE GUARANTY COMPANY

1980 POST OAK BLVD STE 610

HOUSTON, TX 77056

Title Smoth