


Send Tax Notice To:
William T. Hudson
Trudie H. Hudson
2112 Lake Heather Way
Birmingham, Alabama 35242
File No. 06-200

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


20061012000506100 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/12/2006 12:19:15PM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

Know all men by these presents, this deed made this the 29th day of September, 2006, by and between AmSouth Bank, a Corporation (herein referred to as Grantor) and William T. Hudson and Trudie H. Hudson, Husband and Wife, as joint tenants with right of survivorship, (hereinafter referred to as Grantee);

WITNESSETH THAT:

The Grantor does hereby for and in consideration of Seven Hundred Five Thousand and No/100 Dollars (\$705,000.00) 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 5, according to the Survey of Lake Heather Estates Givianpour's Addition to Inverness, as recorded in Map Book 16, page 121 A, B & C, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH a non-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates recorded in Instrument 1992-18226, as amended by Instrument 1992-26078, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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 #20060428000199780. Said rights to expire April 21, 2007.

(\$718,800.00 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.

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 29th day of September, 2006.

AMSOUTH BANK,
A CORPORATION

William R. Hoog
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 29th day of September, 2006.

Lori Thomson
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 16, 2009

