


Send Tax Notice To:
Jon C. Wilton
Lizabeth J. Wilton
1650 Wingfield Drive
Birmingham, Alabama 35242
File No. 06-210

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


20061024000523840 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/24/2006 10:48:00AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

Know all men by these presents, this deed made this the 16th day of October, 2006, by and between AmSouth Bank, a Corporation (herein referred to as Grantor) and Jon C. Wilton and Lizabeth J. Wilton, 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 Two Hundred Fifty Eight Thousand Nine Hundred and No/100 Dollars (\$258,900.00) 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 917, according to the Survey of Brook Highland, an Eddleman Community, 9th Sector, as recorded in Map Book 17, page 63, 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.

(\$342,000.00 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.

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 16th day of October, 2006.

AMSOUTH BANK,
A CORPORATION

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

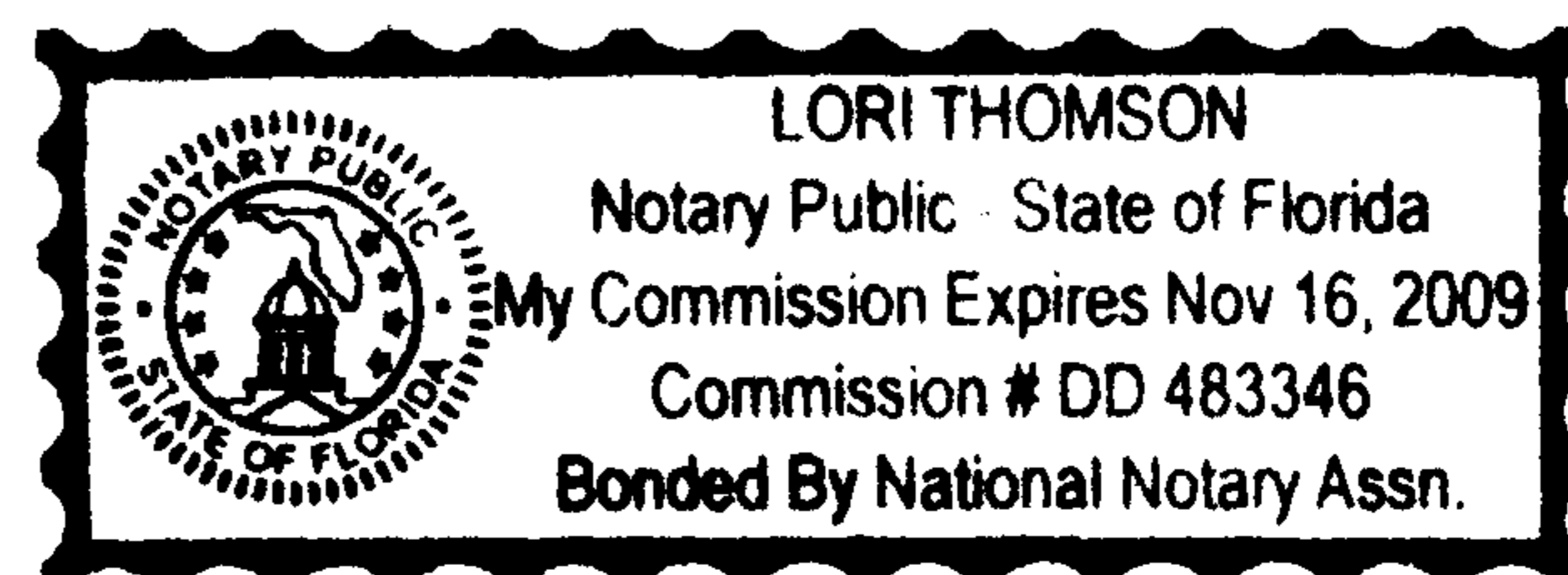
STATE OF FLORIDA

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 16th day of October, 2006.

Lori Thomson
Notary Public
My Commission Expires: Nov. 16, 2009



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