

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

Send Tax Notice to:  
Troy A. Carson

191 Sweetbay Dr.  
Alabaster, AL 35114

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred forty-seven thousand seven hundred forty and 00/100 Dollars (\$247,740.00) to the undersigned Grantor, Southfirst Mortgage, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Troy A. Carson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Lake Ridge, as recorded in Map Book 33, Page 43, in the Probate Office of Shelby County, Alabama.

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 Grantee herein assume and agree to pay.
3. No further subdivision of lots as restricted by recorded map.
4. Building line(s) as shown by recorded map.
5. Easements(s) as shown by recorded map.
6. Restrictions regarding Alabama Power Company, recorded in Instrument 20040312000127220 in the Probate Office of Shelby County, Alabama.
7. Map Book 33, Page 43 shows the following reservation: "Area underlain by limestone and thus may be subject to lime sink activity."
8. Coal, oil, gas, and other mineral interests in, to or under the land herein described are not insured.
9. Restrictions as shown on recorded plat.
10. 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. 20060801000368620, in the Probate Office of Shelby County, Alabama.

\$ 247,740.00 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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23<sup>rd</sup> day of October, 2006.

Southfirst Mortgage

by, Sandra H. Stephens  
Its CEO

STATE OF Alabama

COUNTY OF Talladega

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra H. Stephens, whose name as CEO of Southfirst Mortgage, 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 23<sup>rd</sup> day of October, 2006.

Sammy D. Waldrop  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL  
MY COMMISSION EXPIRES JAN. 10, 2010

2006-001848