20061107000546000 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 11/07/2006 10:27:57AM 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: Troy A. Carson

Alabaster, At 139/14

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:

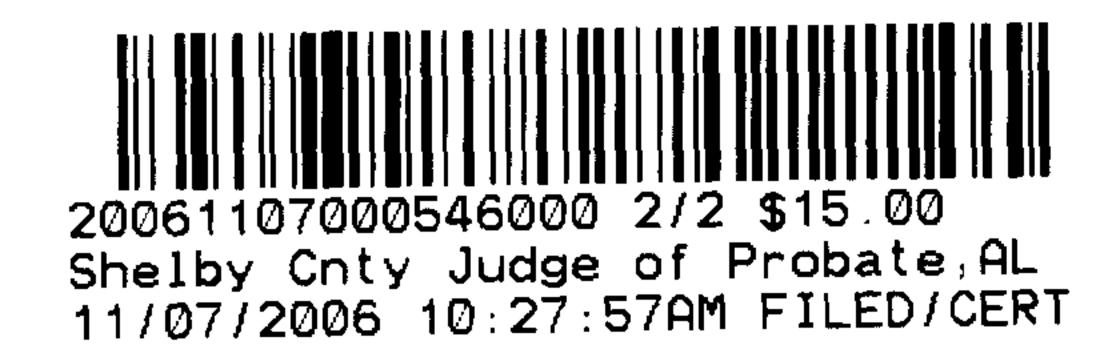
Lot 8, according to the Survey of Lake Ridge, as recorded in Map Book 33, Page 43, in the Probate Office of Shelby County, Alabama.

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 day of October, 2006.

Southfirst Mortgage
by, Danda 40 Algh
STATE OF <u>Alahama</u>
COUNTY OF Jalladiga
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that <u>Stepheno</u> , whose name as <u>CEO</u> 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 33 rd day of October, 2006.
Danny D-Waldrop NOTARY PUBLIC MY COMMISSION EXPIRES JAN 10, 2
My Commission expires:

AFFIX SEAL

2006-001848