



20070615000282220 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
06/15/2007 01:23:22PM FILED/CERT

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This Instrument Prepared By:

Keri Roth

Morris|Hardwick|Schneider, LLC

3535 Grandview Parkway, Suite 610

Birmingham, AL 35243

BRR-070300263S

Send Property Tax Notice to:

1960 Highway 30
Columbiana, AL 35051

Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$107,500.00) cash in hand paid to

US Bank National Association as Trustee

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Anthony Lawley and Bridget Lawley

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Parcel I:

Commence at a point where the Southeast right-of-way of County Highway No. 30 (Mardis Ferry Road) intersects the West boundary of the East 1/2 of Northwest 1/4 of Section 20; Township 21 South, Range 1 East, being the point of beginning of the parcel of land herein described; thence proceed in a Northwesterly direction along said Southeast right-of-way of County Highway No. 30, being in a 1 degree curve to the left and having a chord distance of 209.00 feet to a point thence turn an angle of 118 degrees 48 minutes 30 seconds to the right (from the extended chord) and proceed for a distance of 209.00 feet to a point; thence turn an angle of 61 degrees 11 minutes 30 seconds to the right and proceed for a distance of 209.00 feet to the point of intersection with the West boundary of said East 1/2 of Northwest 1/4 of Section 20; thence turn an angle of 118 degrees 48 minutes 30 seconds to the right and proceed along the West boundary of said East 1/2 of Northwest 1/4 of Section 20 for a distance of 209.00 feet to the point of beginning. Said parcel of land is lying in the East 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.

Parcel II:

Commence at the point where Southeast right-of-way of County Highway No. 30 (Mardis Ferry Road) intersects the West boundary of the East 1/2 of Northwest 1/4 of Section 20, Township 21 South, Range 1 East; thence proceed in a Northeasterly direction along said Southeast right-of-way of County Highway No. 30, being in a 1 degree curve to the left and having a chord distance of 209.00 feet to the Northeast corner of the Ronnie Joe Jones and Joan Jones lot as described in Deed Book 309, page 182 in the Probate Office of Shelby County, Alabama, being the point of beginning of the parcel herein conveyed; thence continue along the last described route 104 feet to point; thence turn an angle of 118 degrees 48 minutes 30 seconds to the right (from the extended chord) proceed a distance of 209 feet to a point; thence turn an angle of 61 degrees

\$107,500 of the consideration was paid from the proceeds of a mortgage loan held simultaneously herewith.

11 minutes 30 seconds to the right; thence proceed a distance of 104 feet to the Southeast corner of the Ronnie Joe Jones and Joan Jones lot as described in Deed Book 309, Page 182 in said Probate Office: thence turn to the right and run in a Northerly direction along the East boundary line of that certain lot as described in Deed Book 309, Page 182 for 209 feet to the point of beginning of the lot herein described; said parcel is lying in the East 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama,


Parcel III

Begin at the Southwest corner of the Southeast 1/4 of Northwest 1/4, Section 20 Township 21 South, Range 1 East; thence run Easterly along the South boundary line of said Southeast 1/4 of Northwest 1/4 a distance of 420.0 feet to the point; thence turn an angle of 101 degrees 09 minutes 51 seconds to the left and run in a Northerly direction a distance of 518.94 feet to a point; thence turn an angle of 106 degrees 46 minutes 37 seconds to the left and run in a Southwesterly direction a distance of 85.00 feet to a point; thence turn an angle of 2 degrees 28 minutes 34 seconds to the left and run in a Southwesterly direction a distance of 290.0 feet to a point on the West boundary line of the above mentioned Southeast 1/4 of Northwest 1/4; thence turn an angle of 60 degrees 35 minutes 15 seconds to the left and run Southerly along said West boundary of Southeast 1/4 of Northwest 1/4 a distance of 322.52 feet to the point of beginning. Said parcel of land is lying in the Southeast 1/4 of Northwest 1/4 Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Book 20061031, Page 535340, Shelby County, Alabama.


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IN WITNESS WHEREOF, U.S. Bank, N.A., has caused these present to be executed in its name and on its behalf as aforesaid, on this 20 day of MARCH, 2007.

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Christina Lariviere
Witness

U.S. Bank, N.A., as Trustee

By: , President

Sharmel Dawson-Tyau (Seal)

By: , Secretary

Sara Coates (Seal)

(Corporate Seal)

State of CA
County of San Diego

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Sharmel Dawson-Tyau and Sara Coates, whose names as V-P and ASST V-P, respectively of U.S. Bank, N.A., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 20 day of MAR, 2007.

P. O. S. 28
Notary Public

My Commission Expires: 3-19-10.

[Seal]

Reference:
1960 Highway 30
Columbiana, AL, 35051
Servicer Loan #: 0441413556

