

20070705000317040 1/2 \$301.00
Shelby Cnty Judge of Probate, AL
07/05/2007 02:29:12PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
NEWSOME LAW, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

Shelby County, AL 07/05/2007
State of Alabama
Deed Tax: \$287.00

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of Two Hundred Eighty Seven Thousand and 00/100 DOLLARS (\$287,000.00) to the undersigned paid by Grantees herein, the receipt of which is hereby acknowledged, the undersigned M&F BANK, a bank organized under the laws of the State of Mississippi (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto EVAN MALONE and BRENT M. REILLY (hereinafter referred to as Grantees), their successors and assigns, the following described real estate situated in Shelby County, Alabama, to-wit :

Lot 1123, according to the Map and Survey of Brook Highland, 11th Sector, Phase 1, an Eddleman Community, as recorded in Map Book 19 page 68 in the Probate Office of Shelby County, Alabama; being situated in Shelby County.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto EVAN MALONE and BRENT M. REILLY, with right of survivorship, their successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees deaths, the entire interest in fee simple shall pass to the successors, heirs and assigns of the Grantees. This conveyance is made under the express

1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, M&F BANK, a bank organized under the laws of the State of Mississippi, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 25th day of June, 2007.

M&F BANK

By: Burt Newsome

Its: Attorney

STATE OF ALABAMA

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SHELBY COUNTY

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I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Burt Newsome, whose name is signed to the foregoing quitclaim deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of June, 2007.

Shannon B. J.
Notary Public

My commission expires: 11-10-10