

20070905000417160 1/3 \$37.50
Shelby Cnty Judge of Probate, AL
09/05/2007 01:07:38PM FILED/CERT

This Document Prepared By:

Allison Bourke
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Return to:

Title2Land, LLC
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Source of Title: 2004/25171

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th of August, 2007 between **Beal Bank, SSB** as grantor(s) pursuant to that grant of authority a copy attached hereto and made a part hereof, whose address is 6000 Legacy Drive, Plano, TX 75024 to **Fredrick B. Berrey, Jr , a MARRIED MAN**; and **Paul L. Brooks, a MARRIED MAN**, as grantee, whose address is PO BOX 400, HARPERSVILLE, AL 35078.

WITNESSETH: that the grantors, for in consideration of the sum of **TWENTY THOUSAND FIVE HUNDRED AND 00/100 (\$20,500.00)** and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantees heirs forever the following described land located in the County of Shelby, State of Alabama, to-wit:

The following described property situated in Shelby County, Alabama, to-wit:

A tract located in the Southwest Quarter of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama. Said tract more particularly described as follows: Commence at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, thence run East along the North line of said quarter-quarter section a distance of 752.81 feet, thence turn a deflection angle of 90 deg. 10 min. to the right and run a distance of 1619.18 feet, thence turn a deflection angle of 90 deg. 00 min. to the right and run a distance of 100.00 feet, thence turn a deflection angle of 90 deg. 00 min. to the left and run a distance of 378.03 feet to the Northwest right of way line of Shelby County Highway No. 62 (Glaze Ferry Road), thence turn a deflection angle of 113 deg. 53 min. to the left and run along said Hwy. R/W a distance of 156.16 feet to the Southeast corner of the tract described in Deed Book 80, Page 81, thence turn a deflection angle of 01 deg. 43 min. 47 sec. to the right and continue along said Hwy. R/W a distance of 336.89 feet to the Point of Beginning of the tract herein described and previously described in Deed Book 213, Page 75, thence turn a deflection angle of 02 deg. 34 min. 05 sec. to the right and continue along said Hwy. R/W a distance of 210 feet, thence turn a deflection angle of 70 deg. 24 min. 52 sec. to the left and run a distance of 420 feet, thence turn a deflection angle of 109 deg. 35 min. 08 sec. to the left and run a distance of 210 feet, thence turn a deflection angle of 70 deg. 24 min. 52 sec. to the left and run a distance of 420 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Being the same property acquired by Foreclosure Deed from Marties O'Neal and Johnsie Brown to Beal Bank, SSB dated April 27, 2004 and recorded May 13, 2004 as Book 2004, Page 25171, of the official records of Shelby County, Alabama.

Municipal Address: 161 Highway 62, Harpersville, AL 35078

Tax ID No.: 07-8-27-3-001-024.000

Send Tax Bill To: Fredrick B. Berrey, Jr and Paul L. Brooks,
PO BOX 400, HARPERSVILLE, AL 35078.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for 2006 and subsequent years.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

Beal Bank, SSB

BY:

Authorized Agent:

Kent Twitchell
its Authorized Signatory

Shelby County, AL 09/05/2007
State of Alabama

Deed Tax: \$20.50

STATE OF Texas

COUNTY OF Collin

Before me, the undersigned, A Notary Public in and for said State at Large, hereby certify that Kent Twitchell, whose name as Authorized Agent for **Beal Bank, SSB**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such Authorized Agent with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 17 of August, 2007.

My commission expires: 05/13/08

Jennifer Carol Moore
Notary Public

CERTIFIED RESOLUTION
OF
BEAL BANK

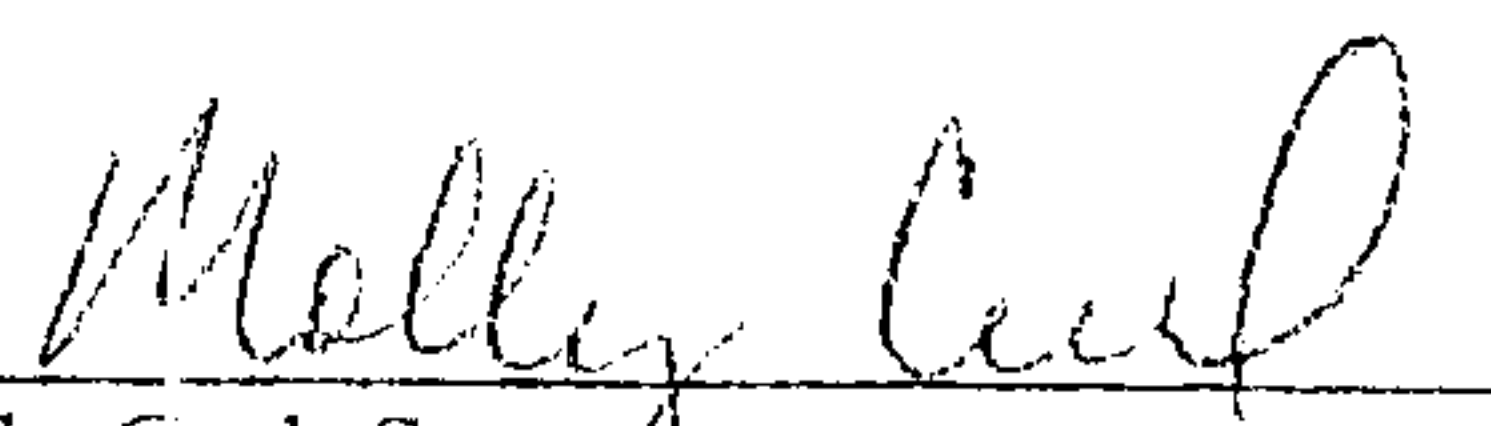
WHEREAS, situations and other matters arise relating to the proper completion and execution of documents with regards to loans, securities, bankruptcy, insolvency, foreclosures, REO's and matters similar in nature to those previously stated, and

WHEREAS, certain officers of the Beal Service Corporation ("**BSC**") need authorization to complete such documents in the normal course of business,

THEREFORE BE IT RESOLVED, that the following officers of BSC, so long as they remain such officers: David C. Meek, William T. Saurenmann, Clark E. Enright, M. Molly Curl, D. Andrew Beal, Jacob Cherner ("**Senior BSC Officers**") and Kent Twitchell are hereby authorized, empowered and directed, for and on behalf of Beal Bank to do and perform such acts and deeds and to execute, acknowledge and deliver such instruments, documents and certificates as shall be necessary and appropriate in regard to the following: (i) releases of liens and other collateral when the indebtedness and obligations secured by such collateral have been paid and performed in full; (ii) partial releases of liens and other collateral when all applicable partial release conditions have been satisfied compliant with the loan documents or as approved by the applicable BSC committee; (iii) Modifications, Substitutions of Trustees, Affidavits, Proof of Claims, Declarations or other Litigation/Court related documents that require execution by a Beal Bank officer; and (iv) subject to the limitations hereinafter specified, any sale, loan or other transaction authorized in writing by the appropriate BSC committee; provided, however, if (a) the book value of the asset in question or the amount of the loan in question equals or exceeds \$500,000 and is less than \$10,000,000, then and unless otherwise specified by the appropriate BSC committee, only one (1) Senior BSC Officer is required to execute documents and take action on behalf of Beal Bank, (b) the book value of the asset in question or the amount of the loan in question equals or exceeds \$10,000,000, and is less than \$30,000,000, then unless otherwise specified in writing by the appropriate BSC committee, no less than two (2) of the Senior BSC Officers are required to execute documents and take action on behalf of Beal Bank, and (c) the book value of the asset in question or the amount of the loan in question equals or exceeds \$30,000,000, then, unless specified in writing by the appropriate BSC committee, no less than three (3) of the Senior BSC Officers are required to execute documents and take action on behalf of Beal Bank;

FURTHER RESOLVED, that, in addition to the foregoing, but subject to the limitations set forth above, the Senior Loan Committee of BSC is hereby authorized to specifically designate and authorize the above-named Senior BSC Officers, or any of them, to execute such documents and instruments and take such action in regard to any transaction involving Beal Bank as such Senior Loan Committee may determine.

This is a certified and true copy of the resolution passed at the January 31 2006 Board of Directors meeting.


Molly Curl, Secretary

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.