

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

Send Tax Notice to:
Crystal A. Mahan
Tyson Davis Littlejohn
1313 Old Cahaba Trace
Helena AL 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty-five thousand and 00/100 Dollars (\$165,000.00) to the undersigned Grantor, New South Federal Savings Bank, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Crystal A. Mahan, and Tyson Davis Littlejohn, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 519, according to the Survey of the Amended Map of Old Cahaba, The Park Sector, as recorded in Map Book 25, Page 126 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Book 155 Page 331, Volume 155, Page 425 and Lis Pendens in Book 2, Page 165.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 247 Page 853, Volume 131, Page 447 and Volume 139, Page 238.
5. Mineral and mining rights as recorded in Book 61 Page 164.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions as set forth in Inst. No. 1999-25616.
7. 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. 20070625000297300, in the Probate Office of Shelby County, Alabama.

\$ \$165,450.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of October, 2007.

New South Federal Savings Bank

by, Deborah B. Lidditor
Its Asst Vice Pres

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah B. Lidditor, whose name as Asst Vice Pres of New South Federal Savings Bank, 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 24 day of October, 2007.

Shelby County, AL 11/05/2007
State of Alabama

Deed Tax: \$3.00

Notary Signature
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

MY COMMISSION EXPIRES FEBRUARY 10, 2008

2007-002881