

THIS INSTRUMENT WAS PREPARED BY:

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20080715000285290 1/2 \$68.50
Shelby Cnty Judge of Probate, AL
07/15/2008 08:58:18AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of FIVE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$545,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned M & F BANK, a bank organized under the laws of the State of Alabama (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto NEW VILLAGE INVESTMENTS, LLC (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit :

The East ½ of SE 1/4 , Section 7, Township 20 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT property sold to Farmer Development, LLC described in deed recorded in Instrument No. 20031216000807540, Probate Office of Shelby County, Alabama.

ALSO: All that part of the East ½ of the NE ¼, Section 18, Township 20 South, Range 1 East, lying North of Shelby County Highway #109. LESS AND EXCEPT that parcel sold to Edward and Joyce Blackerby as shown by deed recorded in Inst. No. 1996-12677 in Probate office. Situated in Shelby County, Alabama.

The property is located in Shelby County at 3112 County Road 109, Wilsonville, AL 35186.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee 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 NEW VILLAGE INVESTMENTS, LLC, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees dissolution, the entire interest in fee simple shall past to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, M & F BANK, a bank organized under the laws of the State of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 11th day of July, 2008.

M & F BANK

By: 
Its: SVP

Shelby County, AL 07/15/2008
State of Alabama

Deed Tax: \$54.50

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Craig Nelson as SVP of M & F Bank, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11 day of July, 2008.


Notary Public

My commission expires: 1/9/12

*\$490,500.00 of the purchase price was paid from the proceeds of a mortgage closed simultaneously herewith.

inst # 20080714000284890