

Seller's Loan No: **3013767334**

THIS INSTRUMENT PREPARED BY:  
Alan C. Furr, Esq.  
Church, Minor, Furr, Harmon & Barrentine, P.C.  
*Attorneys at Law*  
1609 Cogswell Avenue  
Pell City, Alabama 35125  
(205)-338-2295

AFTER RECORDING, PLEASE RETURN TO:  
  
SERVICELINK  
4000 INDUSTRIAL BLVD.  
ALBUQUERQUE, NM 87105

STATE OF ALABAMA )  
 ) ) SPECIAL WARRANTY DEED  
 ) ) (w/Right of Survivorship)  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty Seven Thousand Five Hundred and No/100 Dollars (\$157,500.00) to the undersigned grantor, **Washington Mutual Bank**, a corporation (hereinafter referred to as "Grantor"), in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto **Joseph M. Zellner and wife Gianna Zellner** (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, all of Grantor's right, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

All that certain parcel of land situated in the County of Shelby and State of Alabama, being known and designated as Lot 12, according to the survey of the First Addition to Riverchase Country Club, recorded in Map Book 6, Page 143, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Velma Tribue, a married woman to Carolyn Hollman, as described in Deed Inst# 20070510000219670, Dated 05/08/2007, Recorded 05/10/2007 in Shelby County Records.

Tax ID: 11-7-26-0-001-059.000

SUBJECT TO: (1) Taxes for the year 2008 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

TITLE NOT EXAMINED BY PREPARER. Legal description provided by Grantor.

*Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.*

*#149,425.00 OF THE CONSIDERATION RE CITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN EXECUTED*

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns forever; it being the express intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned

*SIMULTANEOUSLY HEREFORTH.*



20081024000416200 2/2 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/24/2008 10:18:27AM FILED/CERT

by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, by RUSTY SMALLWOOD, its <sup>AUTHORIZED</sup> ~~SIGNER~~, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24 day of Sept., 2008.

**Washington Mutual Bank**

[Signature]  
Witness **DEVON MISCHLER**

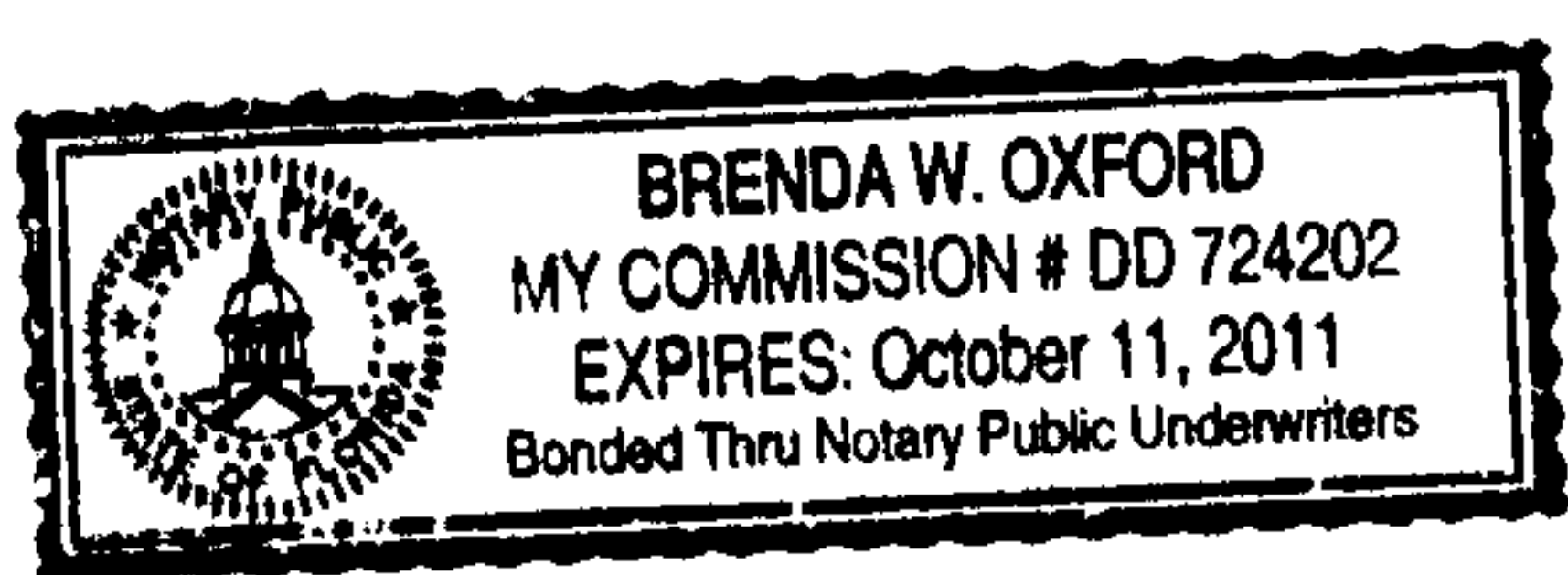
[Signature]  
Witness **Carolyn K. Cloud**

By [Signature]  
Its Rusty Smallwood  
**Authorized Signer**

STATE OF FLORIDA )  
COUNTY OF DUVAL )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rusty Smallwood, whose name as Authorized Signer of **Washington Mutual 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 on the day the same bears date.

Given under my hand and seal on this the 24 day of Sept., 2008.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 10-11-2011

Shelby County, AL 10/24/2008  
State of Alabama  
Deed Tax: \$8.00