20081209000461570 1/2 \$33.00 Shelby Cnty Judge of Probate, AL 12/09/2008 01:16:46PM FILED/CERT

This instrument was prepared by

WILLIAM PATRICK COCKRELL ATTORNEY AT LAW (Name)

1 PERIMETER PARK S, SUITE 325N BIRMINGHAM, ALABAMA 35242 (Address)

Send Tax Notice To:

PETER BRANSCOMB KENDALL S. BRANSCOMB (Name)

340 WINCHASE TRACE BIRMINGHAM, AL 35242 (Address)

SPECIAL WARRANTY DEED

Shelby County, AL 12/09/2008 State of Alabama

STATE OF ALABAMA COUNTY OF SHELBY

Deed Tax:\$19.00

KNOW ALL MEN BY THESE PRESENTS,

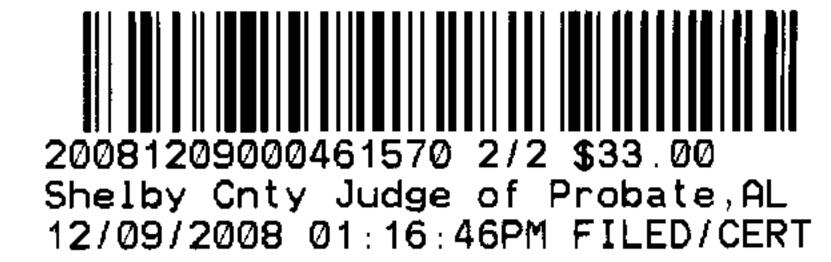
That in consideration of THREE HUNDRED EIGHTY THOUSAND (\$380,000.00) and other good and valuable consideration, to the undersigned grantor, or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, CAPITALSOUTH BANK, A CORPORATION, BY AND THROUGH ITS VICE PRESIDENT, TIM S. HAMNER., (herein referred to as GRANTORS) do, grant, bargain, sell and convey unto PETER BRANSCOMB AND KENDALL S. BRANSCOMB, HUSBAND AND WIFE, (herein referred to as GRANTEE), the following described real estate situated in SHELBY County, Alabama, to-wit as joint tenants with rights of survivorship:

LOT 29, ACCORDING TO THE SURVEY OF HABERSHAM PLACE, AS RECORDED IN MAP BOOK 37, PAGES 1A AND 1B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS 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, to the said GRANTEE, AS JOINT TENANTS, WITH RIGHT OF SUVIVORSHIP, THEIR HEIRS AND ASSIGNS, FOREVER, IT BEING THE INTENTION OF THE PARTIES TO THIS CONVEYANCE, THAT (UNLESS THE JOINT TENANCY HEREBY BE CREATED IS SEVERED OR TERMINATED DURING THE JOINT LIVES OF THE GRANTEES HEREIN) IN THE EVENT ONE GRANTEE HEREIN SURVIVES THE OTHER, THE ENTIRE INTEREST IN FEE SIMPLE SHALL PASS TO THE SURVIVING GRANTEE, AND IF ONE DOES NOT SURVIVE THE OTHER, THEN THE HEIRS AND ASSIGNS OF THE GRANTEES HEREIN SHALL TAKE AS TENANTS IN COMMON.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 361,000.00 is FILED HEREWITH.



SPECIAL WARRANTY DEED

Page 2

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this	446	day of
OCTOBER, 2008.		
muhe 7-		
(Seal)		
TIM S. HAMNER, VICE PRESIDENT, CAPITALSOUTH BANK		
STATE OF ALABAMA		
COUNTY OF SHELBY		
CORPORATION ACKNOWLEDGMENT		
I, WILLIAM PATRICK COCKRELL, a Notary Public in ar	nd for said County	in said
State, hereby certify that TIM S. HAMNER, whose name as	VICE PRESIDE	NT of
CAPITALSOUTH BANK, a corporation, is signed to the foregoing	conveyance, and	who is
known to me, acknowledged before me on this day, that, being information	ned of the contents	of the
conveyance, he, as such officer and with full authority, executed the s	ame voluntarily for	and as
the act of said company.)	
	No. No.	tary Public
GIVEN UNDER MY HAND AND SEAL THIS DAY OF OCTOBER, 20	08. My 600/16	ATE/C
Neverthe	ocionalia Ocionalia	STOTE COCK
		2 SEX CONSELL

Return to: WILLIAM PATRICK COCKRELL, ATTORNEY AT LAW