

This instrument was prepared by

Send Tax Notice To:

WILLIAM PATRICK COCKRELL
ATTORNEY AT LAW
(Name)

PETER BRANSCOMB
KENDALL S. BRANSCOMB
(Name)

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

340 WINCHASE TRACE
BIRMINGHAM, AL 35242
(Address)

SPECIAL WARRANTY DEED

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

Deed Tax: \$19.00

STATE OF ALABAMA

COUNTY OF SHELBY

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 SUIVORSHIP, 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

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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4th day of OCTOBER, 2008.

Tim S. Hamner (Seal)
TIM S. HAMNER, VICE PRESIDENT, CAPITALSOUTH BANK

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATION ACKNOWLEDGMENT

I, WILLIAM PATRICK COCKRELL, a Notary Public in and for said County in said State, hereby certify that TIM S. HAMNER, whose name as VICE PRESIDENT 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 informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF OCTOBER, 2008.

William Patrick Cockrell
Notary Public
WILLIAM PATRICK COCKRELL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 12, 2011

Return to: WILLIAM PATRICK COCKRELL, ATTORNEY AT LAW