

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-081200527S

Send Property Tax Notice to:

5111 Shamrock Dr.
Helena, AL 35080

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Two Thousand Five Hundred and 00/100 Dollars (\$82,500.00) cash in hand paid to

State Farm Bank, F.S.B.

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Diane Murphy

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Parcel I

A tract of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama and more particularly described as follows: Commence at the Southeast corner of said Northeast 1/4 of Northeast 1/4; thence in a Westerly direction along the South line thereof a distance of 75.0 feet to the point of beginning; thence continue in Westerly direction along said South line a distance of 35.28 feet; thence an angle right of 74 degrees 45 minutes and run in a Northwesterly direction a distance of 545.91 feet; thence an angle right of 105 degrees, 11 minutes and run in an Easterly direction a distance of 257.09 feet to a point on the East line of said Northeast 1/4 of Northeast 1/4; thence an angle right of 90 degrees 25 minutes and run in a Southerly direction along said East line a distance of 402.0 feet; thence an angle right of 30 degrees 57 minutes 50 seconds and run in a Southwesterly direction a distance of 146.31 feet to the point of beginning.

Parcel II

From the Southwest corner of the Northwest 1/4 of the Northwest 1/4, run North along the West boundary of said 1/4-1/4 a distance of 125.00 feet to the point of beginning; thence continue a distance of 228.73 feet; thence right 97 degrees 50 minutes 00 seconds a distance of 50.72 feet; thence right 87 degrees 11 minutes 00 seconds a distance of 156.77 feet; thence right 24 degrees 00 minutes 00 seconds a distance of 75.32 feet to the point of beginning, lying in Section 35, Township 20 South, Range 4 West.

Shelby County, AL 12/30/2008
State of Alabama

Property Address: 300 Ridgemont Dr, Helena, AL 35080

Deed Tax: \$82.50

AL_SpecialWarrantyDeed.rdw

BRR-081200527S

Easement Description

Description of a 30-foot easement for ingress and egress situated in the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, said easement being 15 feet to either side of a centerline which is more particularly described as follows:

From the Northwest corner of said Northwest 1/4 of Northwest 1/4 run thence in an Easterly direction along the North line of said 1/4-1/4 Section for a distance of 475.29 feet to the point of beginning of the centerline herein described; thence turn and run in a Southeasterly direction along said centerline on the arc of a curve to the left (the tangent of which describes a clockwise angle with the North line of said 1/4-1/4 Section of 87 degrees 53 minutes 40 seconds), said curve having a radius of 218.31 feet, a central angle of 47 degrees 02 minutes 12 seconds and being concave Northeasterly for a distance of 179.21 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 82.54 feet to the point of beginning of a curve to the right; thence continue to run in a Southeasterly direction along said centerline on the arc of said curve to the the right, said curve having a radius of 349.74 feet, a central angle of 31 degrees 54 minutes 47 seconds and being concave Southwesterly, for a distance of 194.80 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 156.32 feet to the point of beginning of a turnaround easement for ingress end egress, said point being the end of the 30 foot easement herein described.

Property Address: 300 Ridgemont Drive, Helena, AL 35080
Parcel ID#12-8-34-0-000-003.001

Source of Title: Instrument #20080508000189930

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

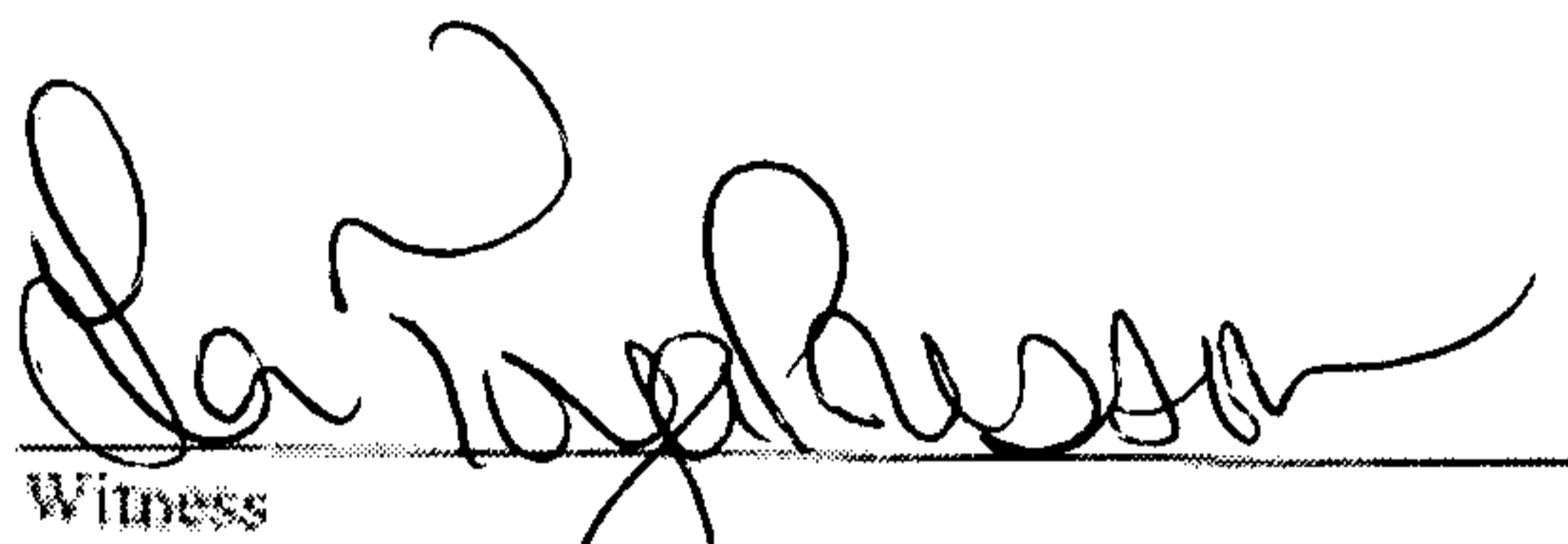
This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20080508000189930.

\$0.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

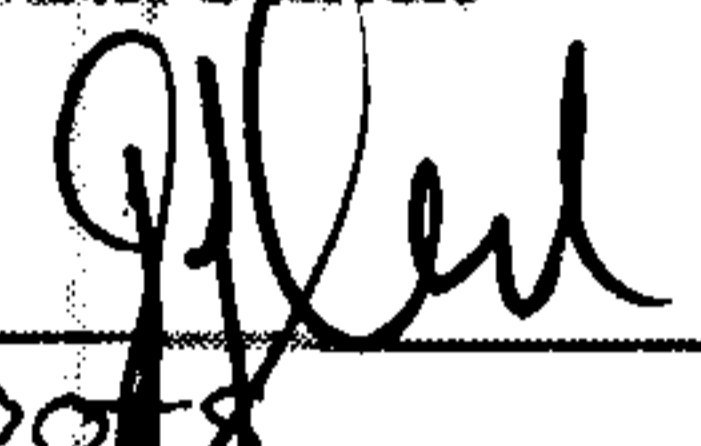


20081230000478200 2/3 \$99.50
Shelby Cnty Judge of Probate, AL
12/30/2008 10:54:14AM FILED/CERT

IN WITNESS WHEREOF, State Farm Bank, F.S.B., has caused these present to be executed in its name and on its behalf as aforesaid, on this 17th day of December, 2008.


Witness

State Farm Bank, F.S.B.



By: Joe Louts (Seal)
Its: Ltd. Purpose Asst. Secretary

State of New Jersey
County of Hunterdon

(Corporate Seal)

I, Orpha Crespo, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Joe Louts, Ltd Purpose Asst. Secy whose name as President of State Farm Bank, F.S.B., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 17 day of December, 2008


Notary Public
My Commission Expires: 6-20-12
[Seal]

300 Ridgmont Dr
Helena, AL, 35080
Servicer Loan #:

ORPHA CRESPO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 20, 2012

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction:

Property Address: 300 Ridgmont Dr, Helena, AL 35080
AL_Special Warranty Deed rdw

ORR-0812005278



20081230000478200 3/3 \$99.50
Shelby Cnty Judge of Probate, AL
12/30/2008 10:54:14AM FILED/CERT