

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
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P.O. Box 382753
Birmingham, Alabama 35238

SEND TAX NOTICES TO:
Wen Yu and Shuying Yu
195 Sheffield Lane
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

That in consideration of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned ALIANT 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 WEN YU AND SHUYING YU, husband and wife, (hereinafter referred to as Grantees), with joint right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit :

Lot 2220, according to the Survey of a Private Subdivision for Single Family Residences Highland Lakes 22nd Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, page 79 A & B, in the Probate Office of Shelby County, Alabama.

Together with a nonexclusive easement to use private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument 1996-17543, and further amended in Instrument 1999-31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, recorded as Instrument 20040823000471390 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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 WEN YU AND SHUYING YU, with joint right of survivorship, their successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' deaths, the entire interest in fee simple shall past to the successors, heirs and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, ALIANT 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 18th day of December, 2008.

ALIANT BANK

By: Jerry Robinson
Its: Special Assets Officer

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Jerry Robinson as Special Assets Officer of Aliant Bank, whose name is signed to the foregoing special warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19 day of December, 2008.
Lisa R. Irvine
Notary Public



My commission expires: 2-9-11