

Shelby County, AL 01/15/2009
State of Alabama

Deed Tax: \$50.00


20090115000013190 1/2 \$64.00
Shelby Cnty Judge of Probate, AL
01/15/2009 10:40:47AM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Frank C. Ellis III

PO Box 1177
Columbiana AL 35051

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of fifty thousand and 00/100 Dollars (\$50,000.00) to the undersigned, Wilmington Finance, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Frank C. Ellis III, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 Section 32, Township 21 South, Range 1 East, according to a survey by Frank Wheeler, dated April 2, 1976; thence run West along the North line of said 1/4-1/4 Section 876.64 feet thence left 90 degrees and run 50.85 feet to a point on the South right of way of County Highway No. 78 and also the Northwest corner of Benny Talton property according to the Wheeler survey and the point of beginning; thence continue along last described course 334.40 feet; thence right 89 degrees 16 minutes and run 130.00 feet; thence right 90 degrees 44 minutes and run 334.40 feet to a point on the South right of way of County Highway 78; thence right 89 degrees 16 minutes and run 130.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Line permit granted to Alabama Power Company as recorded in Deed Book 107, Page 187 and Deed Book 131, Page 289.
4. Right-of-way granted to Shelby County recorded in Deed Book 164, Page 474.
5. Less and except any part of subject property lying within any road right-of-way.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20080425000169460, in the Probate Office of Shelby County, Alabama.

This property is sold as is and 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 Unto the said Grantee, his/her heirs and assigns, forever.



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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 31st day of December, 2008.

Wilmington Finance, Inc.

By: _____

Its _____

Alexandra Medina Vice President

STATE OF Colorado
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alexandra Medina Vice President, whose name as _____ of Wilmington Finance, Inc., 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.

Given under my hand and official seal, this the 31st day of December, 2008.

Cheryl A. Anderson
NOTARY PUBLIC
My Commission expires: 6/26/09
AFFIX SEAL

2008-004457

