

This instrument was prepared by:  
John R. Holliman  
2491 Pelham Pkwy, 205-663-0281  
Pelham, AL 35124

Shelby County, AL 03/02/2009  
State of Alabama  
Deed Tax: \$2.50

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of \$139,900.00 DOLLARS to the undersigned grantor, C & O Investments, LLC, a corporation organized and existing under the laws of Alabama,

(herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

John A. Stewart

(herein referred to as **GRANTEES**), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 290 according to the Survey of The Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53 in the Probate Office of Shelby County, Alabama.

*\$137,365.00 WAS PAID FROM A MORTGAGE RECORDED HEREWITH.*

SUBJECT TO: (1) Taxes for the year 2009 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any, (3) the outstanding statutory right of redemption.

**AND**, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will **WARRANT AND DEFEND** the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

IN WITNESS WHEREOF, the said **GRANTOR**, by its *M. M. B. H.* who are authorized to execute this conveyance, have hereunto set their signatures and seals, this the *13* day of *FEB*, 2009

C & O Investments, LLC

  
\_\_\_\_\_  
Del Clayton  
Its:Member

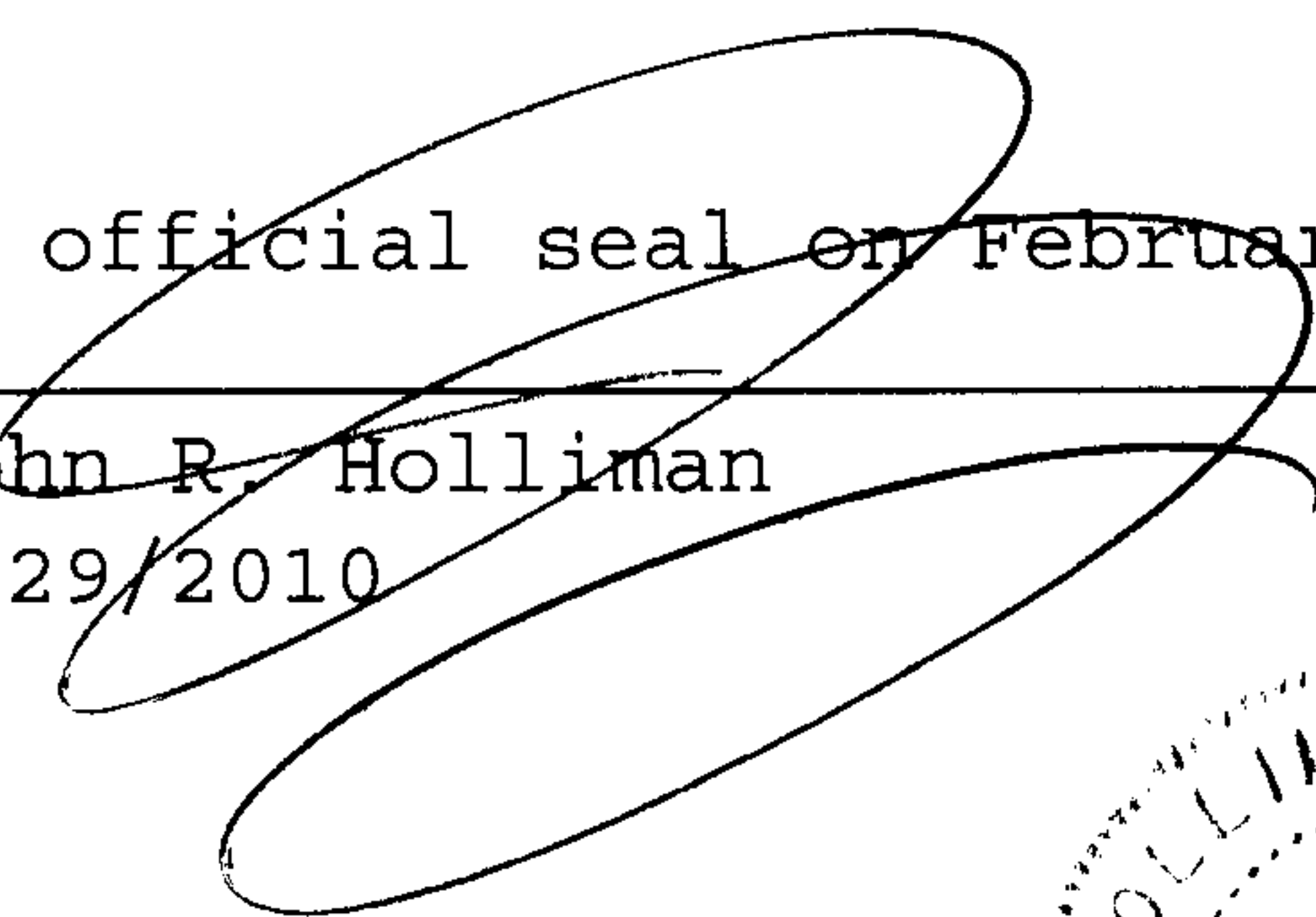


20090302000073240 2/2 \$16.50  
Shelby Cnty Judge of Probate,AL  
03/02/2009 11:31:59AM FILED/CERT

Alabama)  
Shelby)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Del Clayton whose name as President of, C & O Investments, LLC a corporation organized and existing under the laws of the , and whose name 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 said conveyance, he/she, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal on February 13, 2009.

  
\_\_\_\_\_  
John R. Holliman  
8/29/2010

