

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P O Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:
C.B. Fulton, III and Linda S. Fulton
2045 Hwy 99
Shelby, AL 35143

SPECIAL WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTY THOUSAND DOLLARS AND NO/100 (\$50,000.00)**, to the undersigned grantor, **SOVEREIGN BANK** the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **C.B. FULTON, III AND LINDA S. FULTON** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 77, according to the survey of Sunny Meadows, Second Sector, as recorded in
Map Book 9, Pages 1 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her/their spouse.

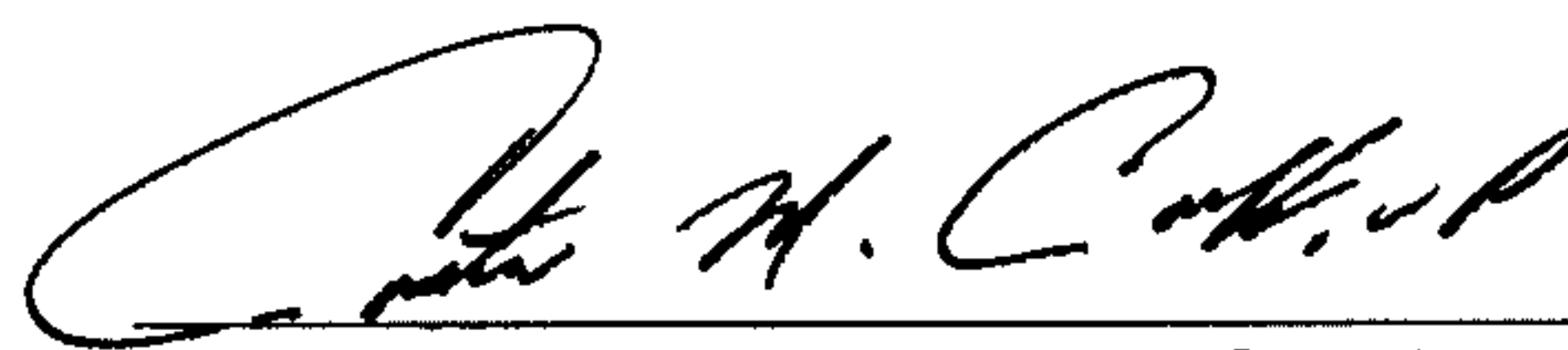
\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

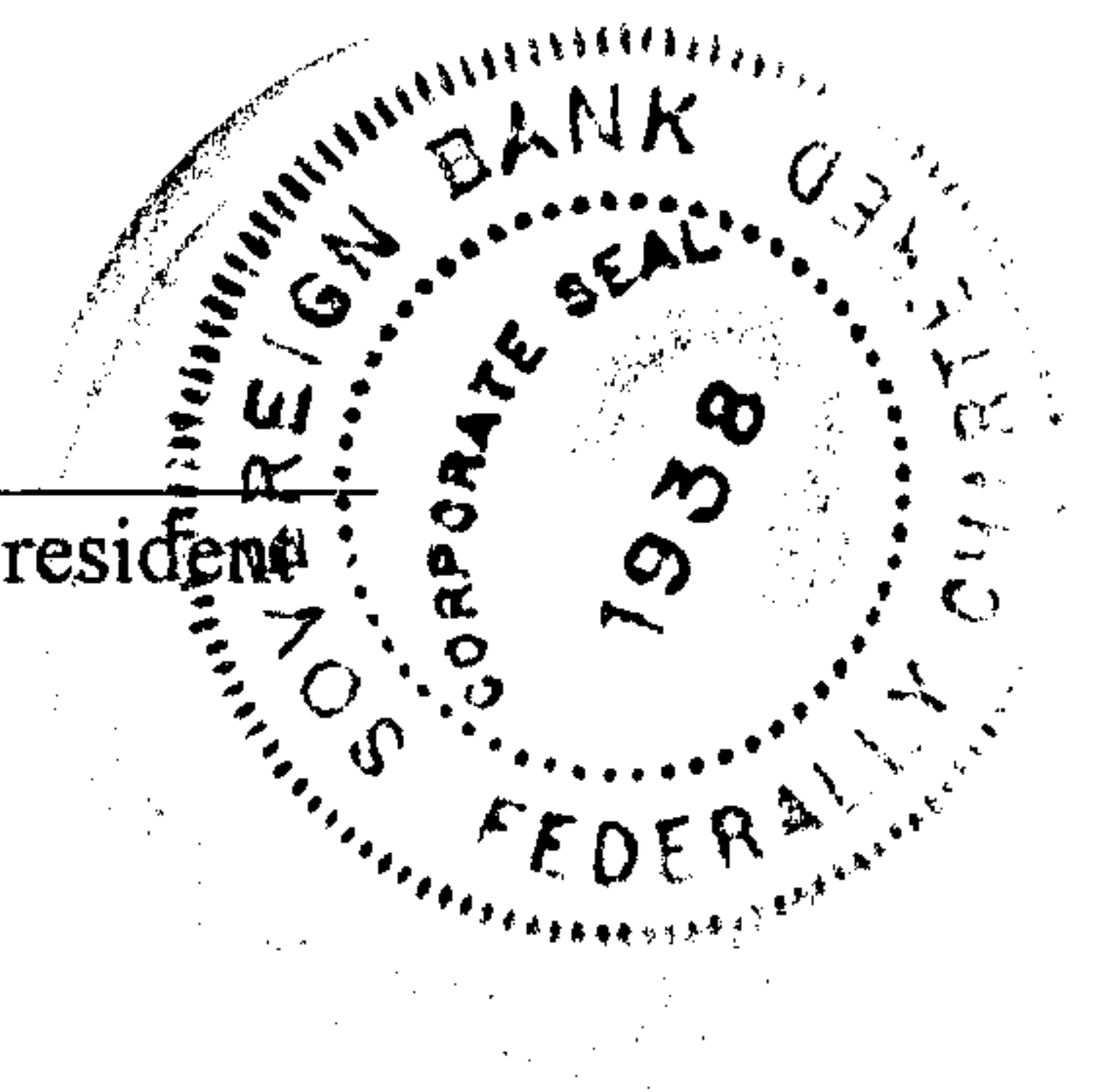
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 25th day of February 2009.

Sovereign Bank



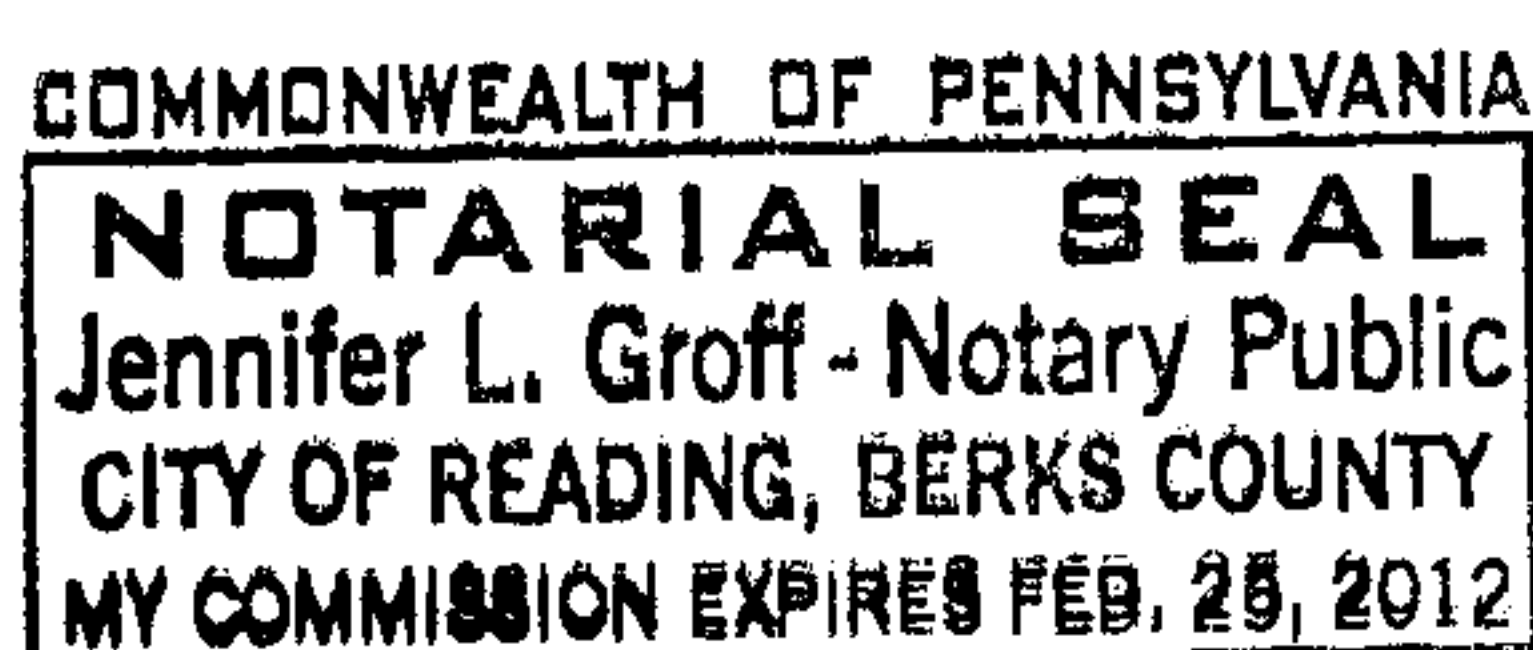
By: Constance M. Cocroft, Vice President




~~PENNSYLVANIA~~
~~STATE OF ALABAMA~~
~~SHELBY COUNTY~~
~~BERKS~~

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Sovereign Bank, by Constance M. Cocroft, whose name is signed to the foregoing conveyance as Vice President, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of February 2009.




Notary Public
My Commission Expires: 2/25/2012

Shelby County, AL 03/03/2009
State of Alabama

Deed Tax: \$50.00