

Send tax notice to:
Matthew N. Adams
Tanya M. Adams
120 Greenbriar Place
Chelsea, AL 35043
NTC0900064

This instrument prepared by:
Stewart & Associates, P.C.
3595randviewParkway
Suite 645
Birmingham, AL 35243

Shelby County, AL 03/06/2009
State of Alabama

Deed Tax: \$46.00

STATE OF ALABAMA
Shelby COUNTY

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$229,900.00) in hand paid to the undersigned, **New South Federal Savings Bank** (hereinafter referred to as "Grantor") by **Matthew N. Adams and Tanya M. Adams**, (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by its presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Greenbriar Place, as recorded in Map Book 36, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2009 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

OUTSTANDING RIGHTS OF REDEMPTION EVIDENCED BY MORTGAGE
FORECLOSURE DEED DATED APRIL 14, 2008 AND RECORDED APRIL 16,
2008 IN INSTRUMENT NO. 200804160001552000
EASEMENT TO ALABAMA POWR CO. AS RECORDED IN INST. NO.
20080829000346740 SHELBY CO. ALABAMA

\$183,920.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants with rights of and unto his heirs and assigns, in fee simple.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed 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.

IN WITNESS WHEREOF, Grantor, by Paul Allen as Vice President for New South Federal Savings Bank who is authorized to execute this conveyance, has hereunto set its signature and seal on February 23, 2009.

NEW SOUTH FEDERAL SAVINGS BANK

BY:

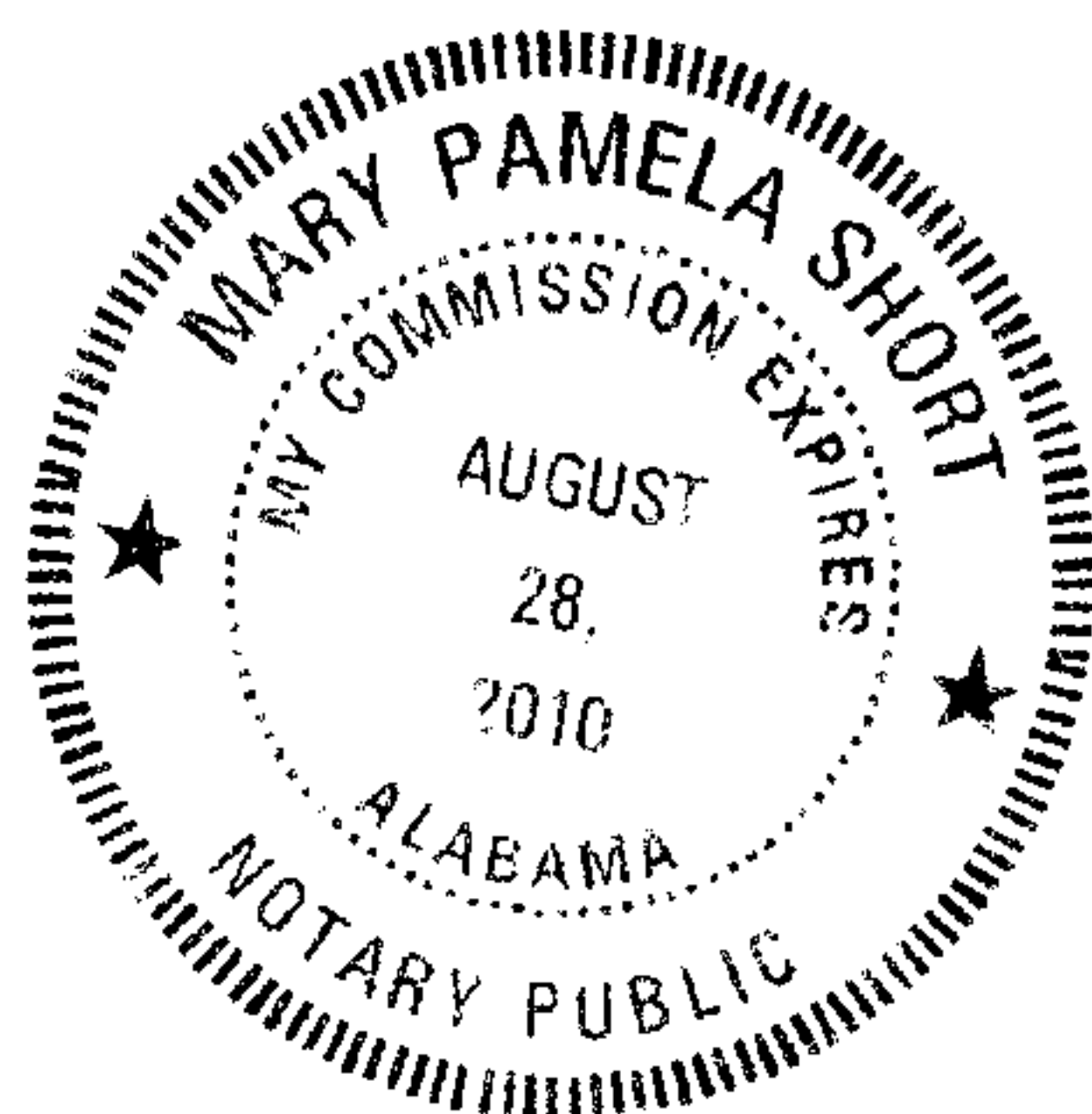
Paul Allen

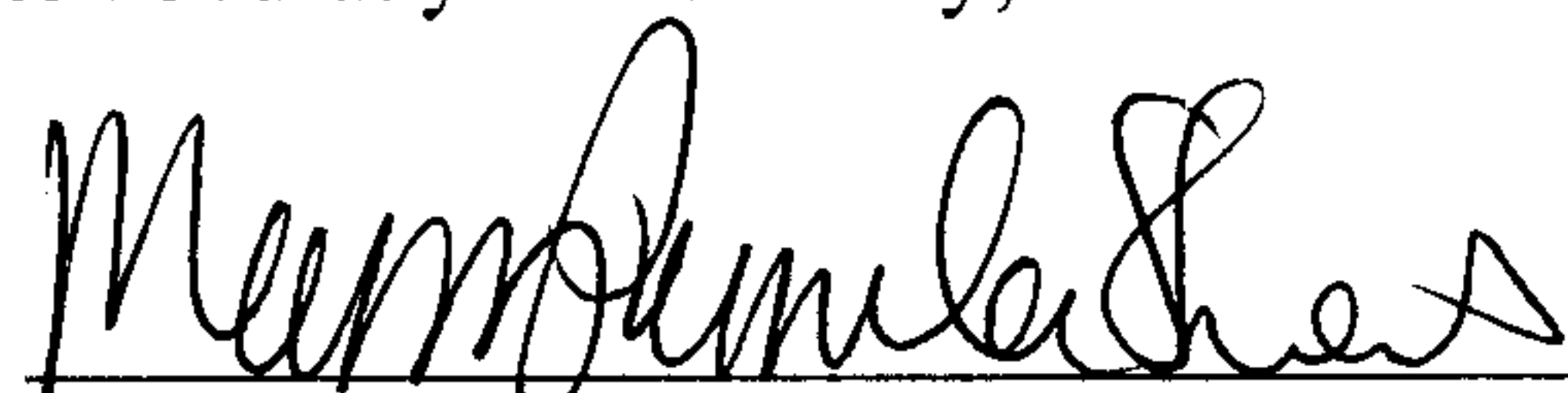
ITS Vice President

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Allen whose name as Vice President for New South Federal Savings Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he 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 23rd day of February, 2009.





Notary Public

Print Name:

Commission Expires: