

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Parkway
Birmingham, AL 35243

Send Tax Notice To:

Perry Cox
400 Merry Hill Rd
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of One Hundred Fifteen Thousand and no/100 (\$115,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, New South Federal Savings Bank (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Perry Cox (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

Subject to: 2009 Property Taxes;

All rights outstanding by reason of statutory right of redemption from foreclosure of that certain mortgage given by Sam Simpson and Precious Simpson, to Capstone Mortgage, Inc., recorded in Instrument Number 2007-11239 said mortgage having been transferred and assigned to New South Federal Savings Bank in Instrument Number 2007-11240, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to New South Federal Savings Bank, recorded in Instrument Number 20090227000070940, in said Probate Office

TO HAVE AND HOLD, unto the said GRANTEES their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 17 day of April, 2009.

(SEAL)

New South Federal Savings Bank
By: Terris S. Zellner
As Its: AVP
(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

COUNTY of Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Terris S. Zellner as AVP of New South Federal Savings Bank 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 the conveyance he, with full power and authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of April, 2009.

Donna Wood
Notary Public

20090428000156040 1/2 \$129.00
Shelby Cnty Judge of Probate, AL
04/28/2009 02:33:59 PM FILED/CERT

Shelby County, AL 04/28/2009

State of Alabama

Deed Tax : \$115.00

Exhibit "A"

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 18 South, Range 1 East situated in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 18 South, Range 1 East; thence run East along the North line of the said 1/4-1/4 for 334.31 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for 248.69 feet; thence turn an angle right of 84 degrees 17 minutes 61 seconds and run Southeast for 815.32 feet; thence turn an angle to the right of 14 degrees 22 minutes 08 seconds and run southwest for 476.16 feet; thence turn an angle to the right of 89 degrees 38 minutes 22 seconds and run West for 98.15 feet; thence turn an angle to the right of 89 degrees 14 minutes 35 seconds and run North for 273.05 feet; thence turn an angle to the left of 89 degrees 14 minutes 35 seconds and run West for 150.00 feet; thence turn an angle to the right of 89 degrees 14 minutes 35 seconds and run North for 1010.62 feet to the point of beginning.



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