

This Instrument Was Prepared By:
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Send Tax Notice:
Peggy Bishop
383 Camden Cove Circle
Calera, Alabama 35040

STATE OF ALABAMA)
SHELBY COUNTY) SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Thousand and 00/100 Dollars (\$80000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HomeSales Inc, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Peggy Bishop (a divorced woman), hereinafter called "Grantee" 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 222, according to the Final Plat of Camden Cove, Sector 9, as recorded in Map Book 33, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to all items of record

Note: This instrument is recorded simultaneously with a purchase money mortgage in favor of Superior Bank, Inc., bearing the same date in the amount of \$61,050.00.

Note: This property was not homestead for grantors.

Note: All rights of redemption from foreclosure recorded Instrument # 20090403000122610 is due to expire March 25, 2010.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

And the Grantor does hereby covenant with Grantees, except as above noted that, at the time of delivery of this deed, the premises were free from all encumbrance made by it and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under it as Grantor herein but not otherwise.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 31st day of JULY, 2009.

GRANTOR

HomeSales, INC.

By: JOHN LAMARCA, V.P.
Its: Member

(L.S.)

Shelby County, AL 08/12/2009

State of Alabama

Deed Tax : \$19.00

