

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Jeff Lindsey

3802 CARISBROOKE DRIVE  
BIRMINGHAM AL 35226

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred five thousand and 00/100 Dollars (\$105,000.00) to the undersigned, Franklin American Mortgage Company, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jeff Lindsey, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Map of Quail Run, Phase III, as recorded in Map Book 7, Page 159 A and B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 101, Page 523 and Deed Book 319, Page 54.
4. Right of way granted to Alabama Power Company recorded in Deed Book 206, Page 21.
5. Agreement with Alabama Power Company recorded in Misc. Book 32, Page 220 and Misc. Book 32, Page 214.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 121, Page 294 and Deed Book 295, Page 300.
7. Restrictions recorded in Misc. Book 31, Page 968 and Misc. Book 38, Page 356, amended in Misc. Book 49, Page 32.
8. Easement to Alabama Gas Corp. in Deed Book 206, Page 21.
9. Easement to South Central Bell in Deed Book 320, Page 881.
10. Restrictions as shown on recorded plat.
11. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20090723000283810, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 6<sup>th</sup> day of August, 2009.

Franklin American Mortgage Company

By: Kristin Joy

Its SVP

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KRISTIN Joy, whose name as SR VICE PRESIDENT of Franklin American Mortgage Company, a corporation, 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/she, 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 6<sup>th</sup> day of August, 2009.

Patti J. Ferrall  
NOTARY PUBLIC

My Commission expires: July 21, 2013

AFFIX SEAL

Deed Tax : \$105.00

2009-002243

