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20091204000446720 1/2 \$114.00  
Shelby Cnty Judge of Probate, AL  
12/04/2009 12:41:17 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome  
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Birmingham, Alabama 35238

Shelby County, AL 12/04/2009  
State of Alabama  
Deed Tax : \$100.00

STATE OF ALABAMA )  
SHELBY COUNTY )

**SPECIAL WARRANTY DEED**

That in consideration of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned FIRST UNITED SECURITY BANK, a bank organized under the laws of the State of Alabama (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto ADAM MASSEY AND STACEY MASSEY (hereinafter referred to as Grantees), with joint right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Said property being situated in the SW 1/4 of the SW 1/4 of Section 19, Township 19, Range 1 East, more particularly described as follows:

Start at the point of beginning at the SE corner of the SW 1/4 of the SW 1/4 and run thence North along the East line of said SW 1/4 of the SW 1/4 a distance of 840 feet to a point; turn thence left and run in a Westerly direction parallel to the South boundary of said SW 1/4 of SW 1/4 a distance of 525 feet to a point; turn thence left and run in a Southerly direction parallel to the East boundary line of said SW 1/4 of SW 1/4 a distance of 840 feet to the South boundary line of said SW 1/4 of SW 1/4; turn thence left and run along the South boundary line of the SW 1/4 of SW 1/4 a distance of 525 feet to the point of beginning.

AND ALSO,

An Easement for ingress and egress across the grantor's property along the existing road or driveway from the county road to the above described property.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or

enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto ADAM MASSEY AND STACEY MASSEY, with joint right of survivorship, their successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' deaths, the entire interest in fee simple shall pass to the successors, heirs and assigns of the Grantees. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

**IN WITNESS WHEREOF**, FIRST UNITED SECURITY BANK, a bank organized under the laws of the State of Alabama, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 18<sup>th</sup> day of November, 2009.

FIRST UNITED SECURITY BANK

By: Jerry Robinson

Its: VP / Special Assets Manager

STATE OF ALABAMA                     )  
   )  
SHELBY COUNTY                         )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Jerry Robinson as VP / Special Assets Manager of First United Security Bank, whose name is signed to the foregoing special warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18 day of November, 2009.

Lisa Beasley

Notary Public

My commission expires:

LISA BEASLEY  
Notary Public, AL State at Large  
My Comm. Expires May 25, 2012