

SEND TAX NOTICE TO:

Francis J. DeCastra and Anne Wozny DeCastra
128 Windsor Lane
Pelham, AL 35124

This instrument was prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
2633 Valleydale Road, Suite 200
Birmingham, Alabama 35244

SPECIAL WARRANTY DEED

State of Alabama)

Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Five Thousand dollars and Zero cents (\$265,000.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Mutual Savings Credit Union** by and through its CEO, **Douglas L. Key** (herein referred to as the "Grantor"), grants, bargains, sells and conveys unto **Francis J. DeCastra and Anne Wozny DeCastra** (herein referred to as the "Grantees"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1301-A, according to the Amended Map of Weatherly Wixford Forest, Sector 13, as recorded in Map Book 22, page 23 in the Office of the Judge of Probate for Shelby County, Alabama.

Source of Title: Inst.# 20090508000172930 and prior at Inst.# 20030102000001280.


Subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain foreclosure evidenced by Foreclosure Deed dated April 30, 2009, recorded in Inst.# 20090508000172930.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And I, on behalf of the Corporation do for myself and the Corporation, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that the Corporation is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Corporation has a good right to sell and convey the same as aforesaid; that I, on behalf of the Corporation, shall for myself and the Corporation, its successors and assigns, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its **CEO, Douglas L. Key** who is authorized to execute this conveyance, hereto sets its signature and seal, this the **26th day of March, 2010**

Mutual Savings Credit Union

By:  (SEAL)
Douglas L. Key, CEO

Deed Tax : \$265.00

State of Alabama)

Shelby County)

Corporate Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Mutual Savings Credit Union**, by and through its CEO, **Douglas L. Key**, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the **26th day of March, 2010**.

(SEAL)


Notary Public
My Commission Expires: **3/14/2011**

FILE NO: 2010026