



20100506000141790 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/06/2010 12:04:21 PM FILED/CERT

This Instrument Prepared By:

Paul Kemp

Morris|Hardwick|Schneider, LLC

2718 20th Street South, Suite 210

Birmingham, AL 35209

ALQ-100300012S

Send Property Tax Notice to:

10484 Hwy 17
Maylene AL 35114

Special Warranty Deed

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighty Two Thousand Six Hundred and 00/100 Dollars (\$82,600.00) cash in hand paid to

M & T Bank

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Timothy Laggy

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

A parcel of land situated in the West 1/2 of the Northwest 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 21; thence run South 78 degrees 25 minutes 17 seconds West a distance of 170.3 feet to an iron pin on the westerly right of way of Shelby County Highway #17 and the Point of Beginning; thence run South 61 degrees 41 minutes 27 seconds West a distance of 239.8 feet to an iron pin; thence run North 28 degrees 18 minutes 33 seconds West a distance of 105.0 feet to an iron pin; thence run North 56 degrees 31 minutes 35 seconds East a distance of 277.4 feet to an iron pin on the Westerly right of way of said highway; thence Southeasterly along said right of way a distance of 135 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Property Address: 10484 Highway 17, Maylene, AL 35114

Parcel ID Number: 23-5-21-0-001-020.000

Source of Title: Instrument #20100121000020460

The subject property is or ☒ is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20070730000354250.

83067.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

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IN WITNESS WHEREOF, M & T Bank, has caused these present to be executed in its name and on its behalf as aforesaid, on this 22nd day of April, 2010.

M & T Bank

BY: [Signature]

~~President~~

David R Ligammari

ATTEST: Assistant Vice President

Secretary

State of New York
County of Erie

I, Shannon E. Ormond, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that David R. Ligammari whose name as President of M & T Bank, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 22 day of April, 2010.

[Signature]
Notary Public

My Commission Expires:

[Seal]

SHANNONE ORMOND
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 7/23/2014

Reference:

10484 Highway 17
Maylene, AL, 35114
Servicer Loan #: