

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Charles K. McPherson, Sr.
5051 Cardinal Street
Trussville, AL 35173

SPECIAL LIMITED WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE HUNDRED THIRTY TWO THOUSAND DOLLARS AND 00/100 (\$332,000.00), to the undersigned grantor, *THE BANK OF NEW YORK, AS TRUSTEE, NEW SOUTH FEDERAL SAVINGS BANK, a corporation* (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto, *CHARLES K. MCPHERSON, SR AND AVA L. MCPHERSON* (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to taxes due for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by Kent Twitchell its Attorney In Fact, who is authorized to execute this conveyance, hereto set its signature and seal, this 21st day of June, 2010.

The Bank of New York, as Trustee,
New South Federal Savings Bank

By: Kent Twitchell,
Its Attorney-In-Fact

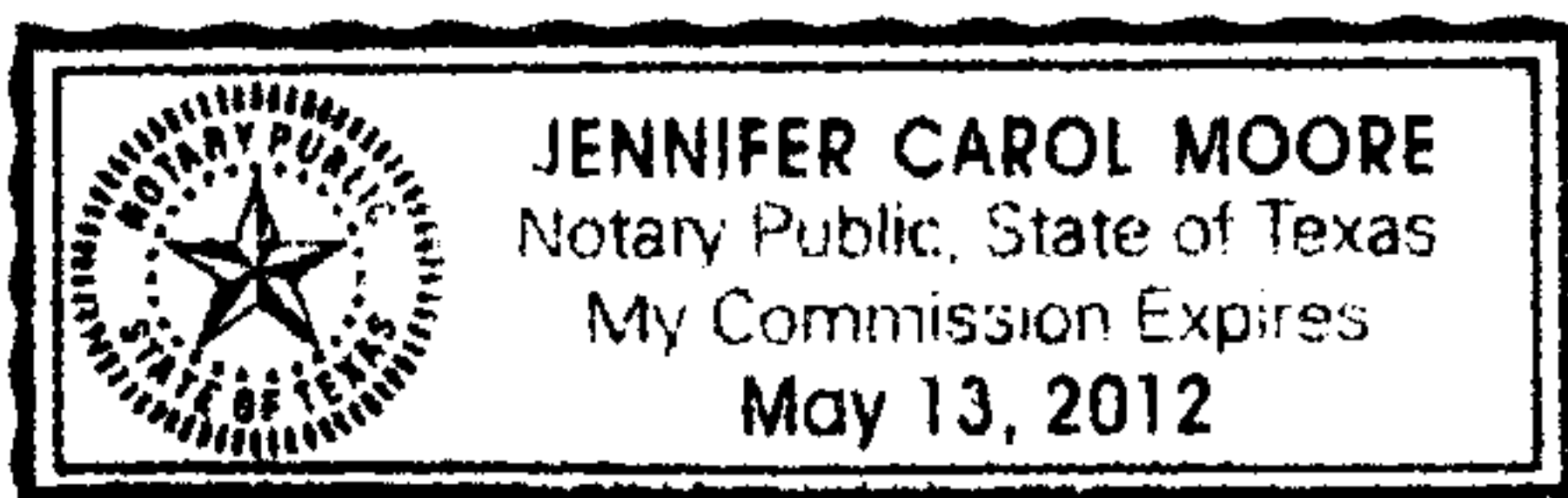
STATE OF Texas
COUNTY OF Collin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kent Twitchell, whose name as Attorney In Fact of The **Bank of New York, as Trustee, New South Federal Savings Bank**, a corporation, 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, he/she/they, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 15 day of June, 2010.

Shelby County, AL 06/23/2010
State of Alabama
Deed Tax : \$332.00

Jennifer Carol Moore (SEAL)
Notary Public
My Commission Expires: 05/13/12



20100623000198710 1/2 \$346.00
Shelby Cnty Judge of Probate, AL
06/23/2010 12:09:49 PM FILED/CERT

EXHIBIT A

Begin at the SE corner of Lot 8 of Paradise Cove Phase Three, as recorded in Map Book 27, Page 94, in the Judge of Probate Office, Shelby County, Alabama, and run Westerly along the South line of said Lot 8, 560.18 feet to an iron pin, also being the Southerly point on a 60-foot right of way line of Paradise Cove Lane; thence 92 degrees 48 minutes 46 seconds left run Southerly for 173.53 feet to the 397 contour of Lay Lake; thence left and run Southerly along the said 397 contour of Lay Lake 1505.4 feet, more or less, to the afore said SE corner of said Lot 8 and the point of beginning; being a portion of Wally's Courthouse as recorded in Map Book 13, Page 63, in the Probate Office of Shelby County, Alabama. Being situated in the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 23, and the North $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 East.



20100623000198710 2/2 \$346.00
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