

20100716000228530 1/2 \$154.00
Shelby Cnty Judge of Probate, AL
07/16/2010 03:33:44 PM FILED/CERT

Send tax notice to:
TIMOTHY R. McNAIR
1587 TARA DRIVE
COLUMBIANA, AL 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2010205

Shelby County, AL 07/16/2010

Shelby COUNTY

State of Alabama

Deed Tax : \$139.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Fifty-Five Thousand and 00/100 Dollars (\$555,000.00) in hand paid to the undersigned, SUPERIOR BANK (hereinafter referred to as "Grantor") by TIMOTHY R. McNAIR and KELLY H. McNAIR (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 9-A, ACCORDING TO A RESURVEY OF LOTS 8 AND 9, THE MEADOW AT TARA, SECTION 2, AS RECORDED IN MAP BOOK 33 PAGE 63 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. BUILDING SETBACK LINE OF 50 FEET RESERVED FROM TARA DRIVE, AS SHOWN BY PLAT.
3. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, OR SET OUT IN DECLARATION OF RESTRICTIONS AND COVENANTS.
4. DECLARATION OF PROTECTIVE COVENANTS OF SAID SUBDIVISION AS SET OUT IN INST. NO. 2004040200016827 IN SAID PROBATE OFFICE.
5. UNDERGROUND TRANSMISSION GRANTED TO ALABAMA POWER COMPANY IN INST. NO. 2004-355480 IN PROBATE OFFICE.
6. ENCROACHMENT OF EXISTING POND OR DAM AS SHOWN BY PLAT.

\$416,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, SUPERIOR BANK, by CINDY BUSH its AVP SPECIAL ASSETS DEPT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of June, 2010.

SUPERIOR BANK

By: Cindy Bush, AVP
CINDY BUSH

ITS AVP SPECIAL ASSETS DEPT.

STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CINDY BUSH, whose name as AVP SPECIAL ASSETS DEPT. of SUPERIOR BANK, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said banking institution..

Given under my hand and official seal this the 29th day of June, 2010.



Print Name: Charles J. Stewart Jr.

Commission Expires:

4-13-12