

THIS INSTRUMENT WAS PREPARED BY:

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STATE OF ALABAMA)
)
SHELBY COUNTY) **SPECIAL WARRANTY DEED**

That in consideration of ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned ALIANT 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 LINDA B. HYLTON, a single woman, (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 964, according to the Final Plat of Waterford Highlands Sector 4, Phase 2, as recorded in Map Book 36, Page 15, in the Probate Office of Shelby County, Alabama.

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 LINDA B. HYLTON, her successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's death, the entire interest in fee simple shall past to the successors, heirs and assigns of the Grantee.



