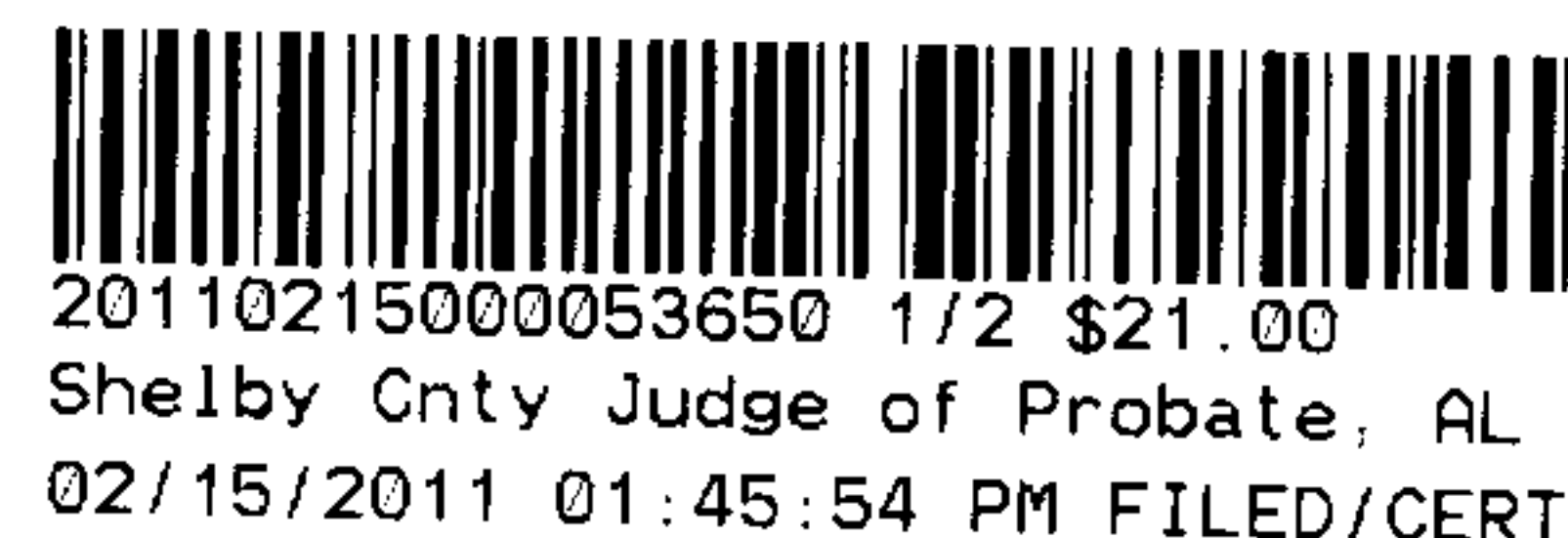


This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Clint Carpenter  
Sarah K. Carpenter

*168 Linwood Rd*  
*Sterrett, AL 35147*



### SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred nineteen thousand nine hundred and 00/100 Dollars (\$219,900.00) to the undersigned, US Bank National Association as Trustee, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Clint Carpenter, and Sarah K. Carpenter, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 411, according to the survey of Forest Parks, 4th Sector, 1st Phase, as recorded in Map Book 23, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Right of Way to Shelby County, recorded in Vol. 228, Page 341 and Volume 228, Page 339, in the Probate Office of Shelby County, Alabama.
4. Oil, gas and mineral lease recorded in Vol. 322, Page 986; Real 50, Page 716; Real 50, Page 712; Real 50, Page 720; Real 50, Page 724; Real 50, Page 965; Real 50, Page 969; Real 50, Page 977; Real 50, Page 973, in the Probate Office of Shelby County, Alabama.
5. Easement for Alabama Power Company recorded in Volume 236, Page 829 in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company by instrument recorded in Volume 139, Page 127; Volume 236, Page 829; Volume 133, Page 210; Volume 31, Page 255; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 323; Volume 236, Page 829; Volume 124, Page 519; Volume 126, Page 191; Volume 139, Page 127 and Volume 236, Page 829, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and right incident thereto recorded in Volume 53, Page 262, in the Probate Office of Shelby County, Alabama.
8. Agreement recorded in Volume 334, Page 585 in the Probate Office of Shelby County, Alabama.
9. Easement for Road right of way and ingress/egress, as recorded in Volume 287, Page 888, in the Probate Office of Shelby County, Alabama.
10. Rights outstanding under those certain easement agreements conveyed to Shelby County by Instrument recorded in Instrument No. 1993-3962, et seq., in the Probate Office of Shelby County, Alabama.
11. Covenants, Conditions and Restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Instrument # 1998-03109.



20110215000053650 2/2 \$21.00  
Shelby Cnty Judge of Probate, AL  
02/15/2011 01:45:54 PM FILED/CERT

12. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument # 1996-31156.
13. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. \_\_\_\_\_, in the Probate Office of Shelby County, Alabama.

\$ 214,325 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 20 day of January, 2011.

US Bank National Association as Trustee

By: \_\_\_\_\_

**Jamey Davis**

Its \_\_\_\_\_

STATE OF TEXAS

COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamey Davis**, whose name as AME 30 of US Bank National Association as Trustee, a corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

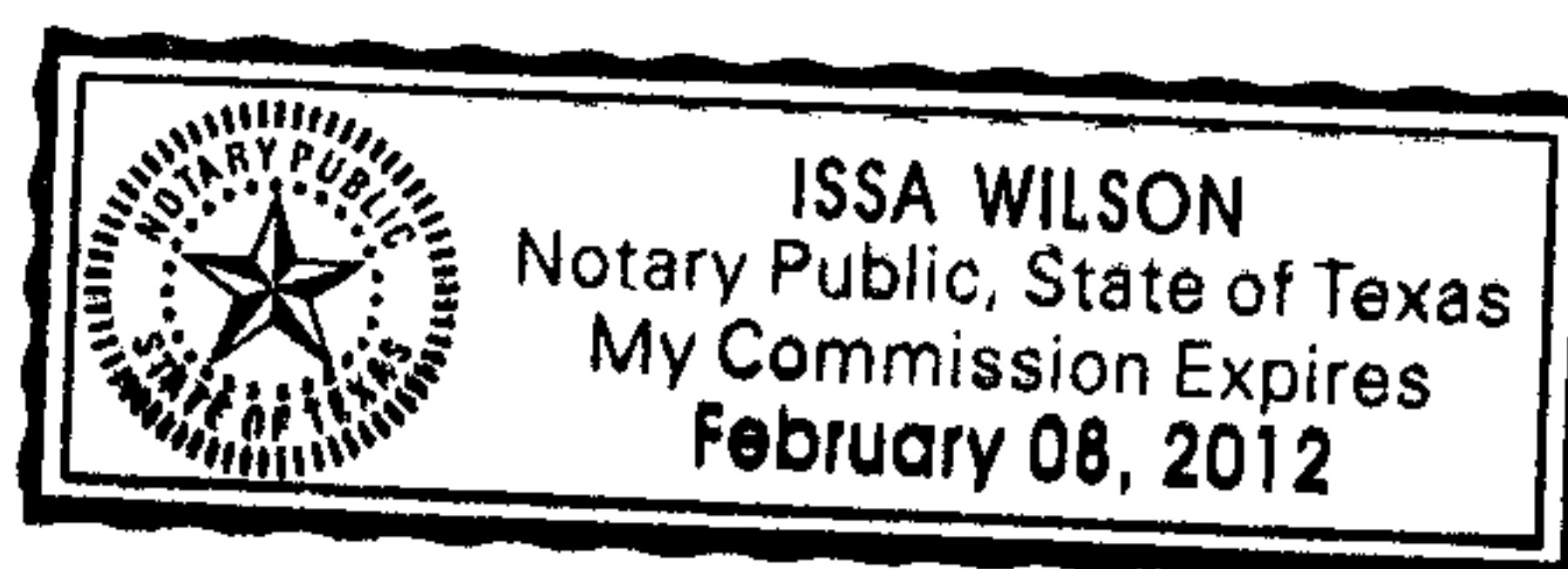
Given under my hand and official seal, this the 20 day of January, 2011.

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2010-002360



Shelby County, AL 02/15/2011  
State of Alabama  
Deed Tax: \$6.00