

20110718000207870 1/2 \$126.00  
Shelby Cnty Judge of Probate, AL  
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This document prepared by: David A. Bedgood 160 Yeager Parkway, Suite 105 Pelham, Alabama 35124 File #DAB 10-385	Send tax notice to: David R. King Stacy H. King 1265 Legacy Drive Birmingham, Alabama 35242-6052
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**SPECIAL WARRANTY DEED**

THE STATE OF ALABAMA     )  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven hundred thirty-seven thousand and no/100 dollars (\$737,000.00) and other good and valuable consideration to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, Bank of America, NA, by SunTrust Mortgage, Inc., a Virginia Corporation, its Attorney in Fact, (herein referred to as GRANTOR), does by these presents GRANT, BARGAIN, SELL AND CONVEY unto David R. King and Stacy H. King, their heirs and assigns, (herein referred to as GRANTEE), the following described real estate, situated in the County of Shelby and State of Alabama, to-wit:

Lot 212 according to the Survey of Greystone Legacy, 2<sup>nd</sup> Sector, as recorded in Map Book 27, page 66 in the Office of the Judge of Probate of Shelby County, Alabama.

\$626,450.00 of the purchase price was derived from mortgage loans closed simultaneously herewith.

Source of Title: Instrument # 2011607000167960.

Subject to:

- 1 Any item on that certain policy of title insurance obtained in connection with this transaction.
- 2 Ad valorem taxes for the current tax year, which Grantee herein assumes and agrees to pay.
- 3 Restrictions, building setback lines and easements as shown on map recorded in Map Book 27 page 66.
- 4 Declaration of Covenants as recorded in Instrument number 1999-50995, and as amended by 2000-04911, 2000-34390, 2001-48193, 2003-10779, 2003-25340, 2003-28300, 2003-71151, 2003-73550, 20040129000047160, 20040521000271310, 20040927000532560, 20061013000509240 and 20070810000376920 in the Probate Office of Shelby County, Alabama.
- 5 Reciprocal Easement Agreement recorded in Instrument number 200307/9438 in the Probate Office of Jefferson County, Alabama and in Instrument number 2001-38396 in the Probate Office of Shelby County, Alabama.
- 6 Restrictions as shown on Deed recorded in Instrument number 2001-16152.
- 7 Right of Way recorded in Instrument number 2002-37690.
- 8 Mineral and Mining Rights and rights incident thereto recorded in Deed Book 243, page 828 in the Probate Office of Shelby County, Alabama.
- 9 Building lines, restrictions, Mineral and mining rights and rights incident thereto and releases of damages recorded in Instrument number 2000-37890 in the Probate Office of Shelby County, Alabama.
- 10 Easement to Alabama Power Company recorded in Real 133, page 551, deed Book 246, page 848 and Real 142 page 188 in the Probate Office of Shelby County, Alabama.

STM Property ID:PAM489651  
Property address:1265 Legacy Drive  
Birmingham, AL 35242

Shelby County, AL 07/18/2011  
State of Alabama  
Deed Tax:\$111.00



- 11 Statutory right of redemption of J. Barry Tidwell and all other parties lawfully entitled thereto pursuant to Title 6-5-247, et seq., Code of Alabama, 1975, and amendments thereto which right of redemption arises from foreclosure of the mortgage from J. Barry Tidwell to MERS as Nominee for SunTrust Mortgage, Inc., dated January 16, 2007, and recorded in 20070129000042370 and as subsequently assigned. Said foreclosure being held March 3, 2011 as evidenced by Foreclosure Deed dated March 3, 2011, Foreclosure Deed in the amount of \$810,000.00, and recorded in 20110607000167960.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then 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.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs, successors and assigns FOREVER.

No words or provisions of this instrument are intended to operate as or imply covenants or 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. The property is sold as is and the Grantor warrants title only from the time Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal this the 28 day of June 2011.

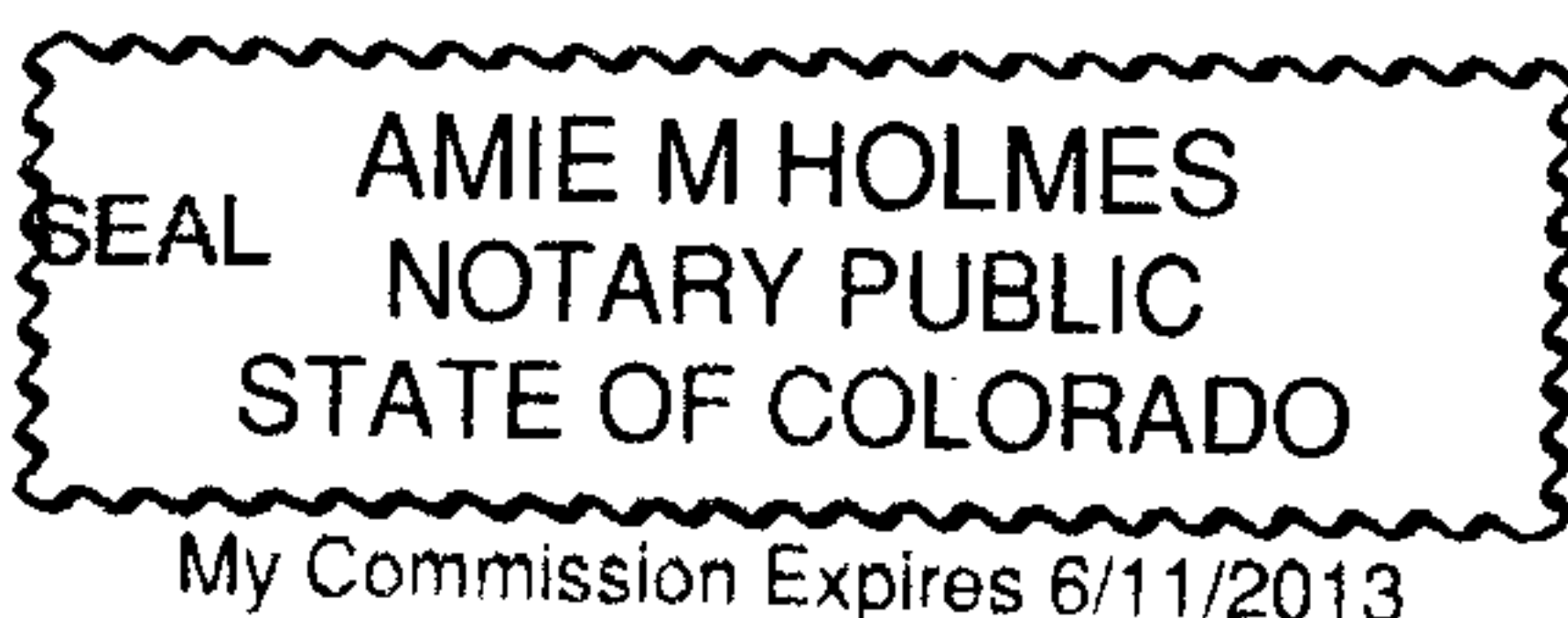
Bank of America, NA  
By: SunTrust Mortgage Inc., a Virginia Corporation, its Attorney in Fact

Jackie Alsalem  
Its: Authorized Officer  
Printed Name: Jackie Alsalem

THE STATE OF Colorado  
COUNTY OF Denver

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Jackie Alsalem whose names as Authorized Officer of SunTrust Mortgage, Inc., a Virginia Corporation, as Attorney in Fact for Bank of America, NA, 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 said \_\_\_\_\_, with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and seal this 28 day of June 2011.



[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

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