


This document was prepared by:  
Kracke & Thompson  
3500 Colonnade Parkway  
Suite 350  
Birmingham, AL 35243

Send Tax notice to:  
Teri Long and Michael Long  
110 Sterling Gate Dr.  
Alabaster, AL 35007

### SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

  
20120312000083620 1/3 \$33.00  
Shelby Cnty Judge of Probate, AL  
03/12/2012 10:37:12 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINTY FIVE THOUSAND DOLLARS AND ZERO CENTS** (\$295,000.00) to the undersigned Grantor, Merchants and Farmers Bank d/b/a M&F Bank, a Banking Corporation represented by Vaiden Clark, it's Vice President, and with full authority, in hand paid by Teri Long and Michael Long, the grantee herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Teri Long and Michael Long, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

#### SEE EXHIBIT A FOR COMPLETE PROPERTY DESCRIPTION.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his own judgment.

The warranty of this conveyance is subject to all prior reservations and conveyances of all oil, gas, and other mineral rights, and to ad valorem taxes for the current year and all subsequent years. The ad valorem taxes for all years and periods after 2010 shall be and are the responsibility of the Grantee.

Further, the special warranty of this conveyance is subject to any re-assessments of the subject property as a result of improvements placed thereon or increase in assessed value for any reason. Grantee acknowledges that the Property is to be transferred by this


Special Warranty Deed in an "as-is" condition with no warranties of any nature regarding the condition of the Property, its zoning or fitness for a particular purpose. Grantee acknowledges that Grantor has made no representation or warranty, either expressed or implied, regarding the condition or use of the Property, and Grantee has thoroughly inspected the Property and improvements thereon and is purchasing the same in an "as-is" condition. Grantee further acknowledges that Grantor completed foreclosure on the Property and as such makes no warranties as to title except a special warranty as to whatever title it may have obtained by virtue of the foreclosure subject to whatever defects or claims have been in existence at the time of the foreclosure. No survey has been provided by Grantor.

This conveyance is effective the day and year acknowledged herein and is subject to all protective covenants and restrictions, easements, rights-of-way, all prior reservations and conveyances of all oil, gas, and other mineral rights for which Grantees shall be responsible.

NOTE: \$ 280,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of ~~February~~ February, 2012.

Vaiden A. Clark  
MERCHANTS AND FARMERS BANK  
D/B/A M&F BANK  
By: Vaiden A. Clark  
Its: Vice President

  
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STATE OF Mississippi  
COUNTY OF Madison

I, the undersigned, a notary for said County and in said State, hereby certify that Vaiden Clark, whose name as Vice President of Merchants and Farmers Bank d/b/a M&F Bank, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 27 day of February, 2012.

Thomas A. Eastland  
Notary Public


My Commission expires: \_\_\_\_\_



Agent's File No.: S12-0485

## EXHIBIT "A"

Lot 66A, according to a Resurvey of Lots 66 & 67, Final Plat of Sterling Gate, Sector, 4, as recorded in Map Book 39, Page 118, in the Probate Office of Shelby County, Alabama.

  
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