

PREPARED BY:  
William J. Trussell  
Trussell, Funderburg, Rea & Bell, P.C.  
1916 First Avenue, North  
Pell City, Alabama 35125

SEND TAX NOTICE TO:  
Jason Jebeles  
Rachel Jebeles  
928 Highway 438  
Wilsonville, Al 35186

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SPECIAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Fifty-nine Thousand Nine Hundred and no/100 Dollars (\$59,900.00) to the undersigned grantor, VANDERBILT MORTGAGE AND FINANCE, INC., a corporation, in hand paid by JASON JEBELES AND WIFE, RACHEL JEBELES, (herein referred to as Grantees) receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the map of Memory Lane Subdivision, as recorded in Map Book 27, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 2012, and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.
3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.
4. Easements and transmission lines as shown on Recorded plat.
5. 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 dated October 18, 2011, and recorded on October 20, 2011, in Instrument No. 20111020000312100 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on this the 24<sup>th</sup> day of April, 2012.

Vanderbilt Mortgage and Finance  
Inc., a corporation

BY: Joseph G Johnson  
Its Authorized Agent

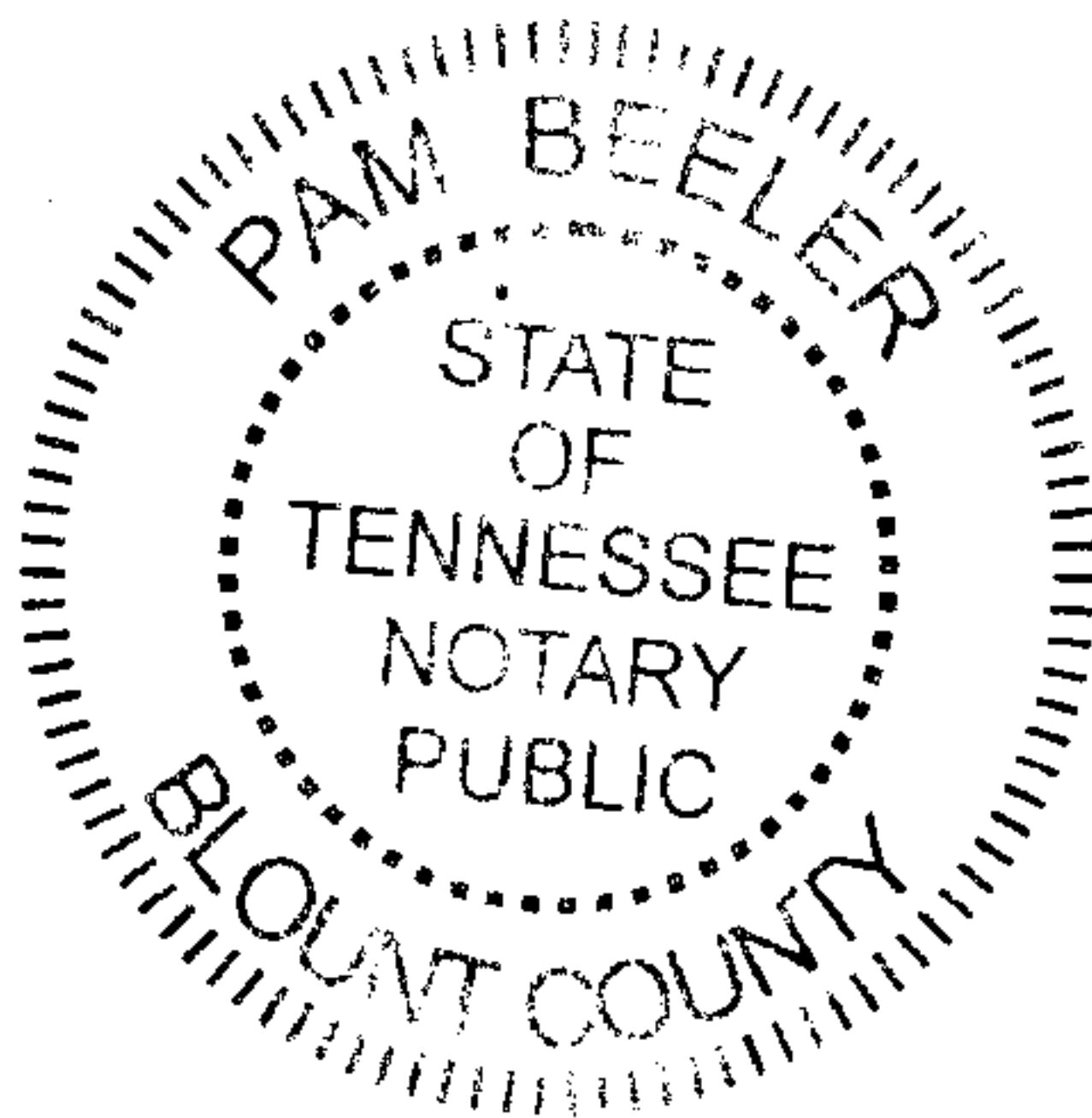
STATE OF TENNESSEE

COUNTY OF Blount

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that Joseph G Johnson, whose name as Authorized Agent of Vanderbilt Mortgage and Finance, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this 24<sup>th</sup> day of April, 2012.

(SEAL)



Pam Beeler  
Notary Public

My Commission Expires: 7-29-2015