THIS INSTRUMENT WAS PREPARED BY:

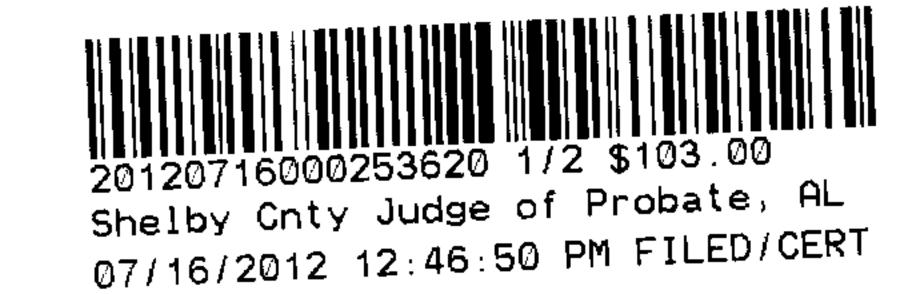
Burt W. Newsome		
NEWSOME LAW, L.L.C.		
P.O. Box 382753		
Birmingham, Alabama 35238		
STATE OF ALABAMA)	
)	SPECIAL WARRANTY DEED
SHELBY COUNTY)	

That in consideration of TEN DOLLARS (\$10.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned BRYANT 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 Shannon L. Lovell (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, towit:

Begin at the SE corner of the SW Quarter of the SW Quarter of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 88 degrees 15 minutes 25 seconds West, a distance of 1,109.89 feet to a point on the southerly R.O.W. line of Shelby County Highway 331, 60 feet ROW said point also being the beginning of a non tangent curve to the left, having a radius of 192.20 feet, a central angle of 08 degrees 50 minutes 07 seconds and subtended by a chord which bears North 20 degrees 02 minutes 21 seconds West and a chord distance of 29.61 feet; thence along the arc of said curve and said R.O.W. line, a distance of 29.64 feet to a point, said point being the beginning of a reverse curve to the right, having a radius of 500.00 feet, a central angle of 09 degrees 35 minutes 29 seconds and subtended by a chord which bears North 19 degrees 39 minutes 40 seconds West and a chord distance of 83.60 feet; thence along the arc of said curve and said R.O.W. line, a distance of 83.70 feet; thence North 14 degrees 51 minutes 55 seconds West and along said R.O.W. line, a distance of 26.87 feet; thence North 56 degrees 59 minutes 40 seconds East and leaving said R.O.W. line, a distance of 534.68 feet; thence North 36 degrees 33 minutes 44 seconds East, a distance of 201.66 feet; thence North 51 degrees 01 minute 11 seconds East, a distance of 284.09 feet; thence North 03 degrees 11 minutes 10 seconds East, a distance of 525.28 feet; thence North 86 degrees 48 minutes 50 seconds West, a distance of 425.24 feet to the southerly R.O.W. line of above mentioned highway 331; thence North 35 degrees 51 minutes 26 seconds East and along said R.O.W. line, a distance of 9.82 feet to the beginning of a curve to the left, having a radius of 480.00 a central angle of 03 degrees 01 minute 56 seconds and subtended by a chord which bears North 34 degrees 20 minutes 28 seconds East and a chord distance of 25.40 feet; thence along the arc of said curve and said R.O.W. line a distance of 25.40 feet; thence South 86 degrees 48 minutes 50 seconds East and leaving said R.O.W. line a distance of 753.39 feet; thence South 00 degrees 27 minutes 41 seconds West, a distance of 1,333.47 feet to the POINT OF BEGINNING. According to the survey of Rodney Y. Shiflett.

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 Shannon L. Lovell, her successors, heirs and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees death, the entire interest in fee simple shall past to the successors, heirs and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

di dilizioni di	, ,
	BRYANT BANK By: Its:
TATE OF ALABAMA	
HELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that <u>Randall W. Jordan</u>, whose name as <u>Market President</u> of Bryant Bank is signed to the foregoing special warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this <u>lot</u> day of <u>July</u>, 2012.

Notary Public Country

My commission expires: 7-26.14

Shelby County, AL 07/16/2012 State of Alabama Deed Tax:\$88.00

