

STATE OF ALABAMA     )  
                                      (  
SHELBY COUNTY         )

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of  
Ninety Thousand Dollars (\$90,000.00), to the undersigned grantors **COOSA PINES  
FEDERAL CREDIT UNION** whose mailing address is **17591 Plant Road,  
Childersburg, Alabama 35044**, in hand paid by **ZACHERY JO QUINN**, whose  
mailing address is **217 Bird Street, Harpersville, Alabama 35078**, the receipt of  
which is hereby acknowledged we the said COOSA PINES FEDERAL CREDIT  
UNION, do hereby grant, bargain, sell and convey unto the said ZACKERY JO  
QUINN, the following described real estate located in Shelby County, Alabama, to-  
wit:

Commencing at the Northwest corner of the Northwest ¼ of the  
Northeast ¼ of Section 3, Township 20 South, Range 2 East, Shelby  
County, Alabama; thence North 89 degrees 54 minutes 00 seconds East  
a distance of 382.72 feet to a point; thence South 29 degrees 04 minutes  
00 seconds East a distance of 402.58 feet to a ½ inch crimp pipe, said  
point being the point of beginning of herein described parcel of land;  
thence South 29 degrees 56 minutes 54 seconds East along the Westerly  
boundary of the Sun Valley Road (60 foot right of way), a distance of  
324.32 feet to a ½ inch crimp pipe; thence South 77 degrees 35 minutes  
00 seconds West along the center of a 4 foot ditch a distance of 112.77  
feet to a point; thence South 80 degrees 10 minutes 00 seconds West  
along said center of ditch a distance of 257.16 feet to a point; thence  
proceed along said center of ditch North 25 degrees 23 minutes 00  
seconds East a distance of 209.89 feet to a point; thence North 34 degrees  
54 minutes 43 seconds East along said center of ditch a distance of 194.73  
feet to the point of beginning.

Subject to any and all rights of redemption on the part of those parties  
entitled to redeem under the laws of the State of Alabama and the United  
States of America by virtue of that certain foreclosure evidenced by  
Mortgage Foreclosure Deed dated February 27, 2013 and filed on  
February 27, 2013 with the Judge of Probate of Shelby County, Alabama,  
in Instrument No. 20130227000082770.

Property Address: 2315 Sun Valley Road, Harpersville, Alabama 35078

Date of Sale: January 31, 2014

Total Purchase Price: \$90,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

       Bill of Sale

       Appraisal

  X   Sales Contract

Other:                     

       Closing Statement

TO HAVE AND TO HOLD unto ZACKERY JO QUINN, and his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 31<sup>st</sup> day of January, 2014.


COOSA PINES FEDERAL CREDIT UNION

BY:   
Janet Layton  
IT'S: Collections Coordinator

STATE OF ALABAMA       )  
                                  (  
COUNTY OF TALLADEGA )

I, the undersigned authority in and for said County in said State, hereby certify that Janet Layton, whose named as Collections Coordinator of Coosa Pines Federal Credit Union, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he/she executed the same, as such officer and with full authority, voluntarily on the day the same bears date, for and as the act of said credit union.

Given under my hand and official seal this the 31<sup>st</sup> day of January, 2014.

  
Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:  
PROCTOR & VAUGHN, LLC  
Post Office Box 2129  
201 North Norton Avenue  
Sylacauga, Alabama 35150  
288.369



20140204000031470 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/04/2014 11:15:36 AM FILED/CERT