

Send tax notice to:

JONATHAN QUINN
229 FOREST PARKWAY
ALABASTER, AL, 35007

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2016091

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Two Thousand Five Hundred and 00/100 and 00/100 (\$182,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ALIANT BANK N/K/A USAMERIBANK, whose mailing address is 1100 Corporate Pkwy, Birmingham AL 35242 (hereinafter referred to as "Grantors") by JONATHAN QUINN and MICHELLE QUINN whose property address is 229 FOREST PARKWAY, ALABASTER, AL, 35007 (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, 6TH SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restriction(s) appearing of record in Inst. No. 1993-29537 and Inst. No. 1994-1156.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$179,193.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, USAMERIBANK, James D. Carter its Senior Vice President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of February, 2016.

USAMERIBANK

BY: JAMES M. CARTER

ITS: SENIOR VICE PRESIDENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Carter, whose name as Senior Vice President of USAMERIBANK, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 29th day of February, 2016.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2016 12:56:25 PM
\$20.50 CHERRY
20160302000066670

James W. Fuhrmeister