

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Ryan Magouirk
Krystal Magouirk

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three hundred sixty-five thousand and 00/100 Dollars (\$365,000.00) to the undersigned Grantor, Household Finance Corporation of Alabama, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ryan Magouirk, and Krystal Magouirk, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Map of Lake Louise, a residential subdivision, as recorded in Map Book 33, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 149 Page 388 and Book 150, Page 85.
4. Mineral and mining rights as recorded in Book 149 Page 576.
5. Road Maintenance Agreement recorded in Instrument No. 20050204000056770.
6. Restrictions as shown on recorded plat. 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 recorded in Instrument No. 20061117000564860, in the Probate Office of Shelby County, Alabama.

\$ 365,000.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, their heirs and assigns, forever.



20070517000229490 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/17/2007 09:26:04AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 day of April, 2007.

Household Finance Corporation of Alabama

by, *Dana M. Hoppus*
Its _____

Dana M. Hoppus
Asst. Vice President

STATE OF California

COUNTY OF Los Angeles

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as Dana M. Hoppus of Household Finance Corporation of Alabama, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14 day of April, 2007,

Pascual L. Castillo
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2007-000523

