

SPECIAL WARRANTY DEED		
CONSIDERATION \$237,000.00		
THIS INSTRUMENT WAS PREPARED BY		
Resource Title Gulf States LLC-AL 3931 Gallatin Pike Suite B Nashville, TN 37216 866-625-0482		
 20080619000250530 1/2 \$26.00 Shelby Cnty Judge of Probate, AL 06/19/2008 12:15:08PM FILED/CERT		
085336AL		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reid W. Sims AND JANE G. SIMS (NAME)	SAME AS NEW OWNER (NAME)	14-1-01-0-000-059.000
100 Sydney Lane (ADDRESS)	(ADDRESS)	
Chelsea AL 35043 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Pledged Property II, LLC, SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO Reid W. Sims, AND JANE G SIMS HUSBAND AND WIFE

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:

Real Estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 1, according to the survey of Sydney Place, as recorded in Map Book 33, Page 74 in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed to Tim Phifer and Deborah Phifer, husband and wife, dated September 29, 2006 and recorded on October 12, 2006 in Instrument No. 20061012000506640, Probate Office for Shelby County, Alabama.

Said property being further conveyed to Pledged Property II, LLC by Foreclosure Deed from Michael Corvin, Auctioneer and Attorney-in-Fact, dated January 29, 2008 and recorded on February 20, 2008 in Instrument No. 20080220000069790, said Probate Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved	<input type="checkbox"/>			
This is	<input checked="" type="checkbox"/>	property, known as	100 Sydney Lane	Chelsea 35043
improved				
		(House Number, (Street)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Reid W. Sims, and his/her/their assigns, forever.

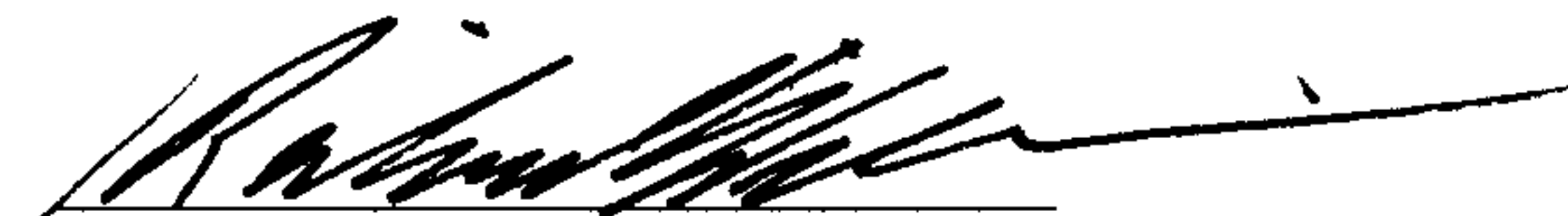
Said Pledged Property II, LLC, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

CONSIDERATION OF DEED BEING PAID BY MORTGAGE \$227,050.00

Shelby County, AL 06/19/2008  
State of Alabama  
Deed Tax: \$12.00


IN WITNESS WHEREOF, the said Pledged Property II, LLC., has executed this deed this 19th day of May, 2008

Pledged Property II, LLC

  
By

Richard Williams  
Vice President

LITTON LOAN SERVICING, LP  
ATTORNEY-IN-FACT

  
20080619000250530 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
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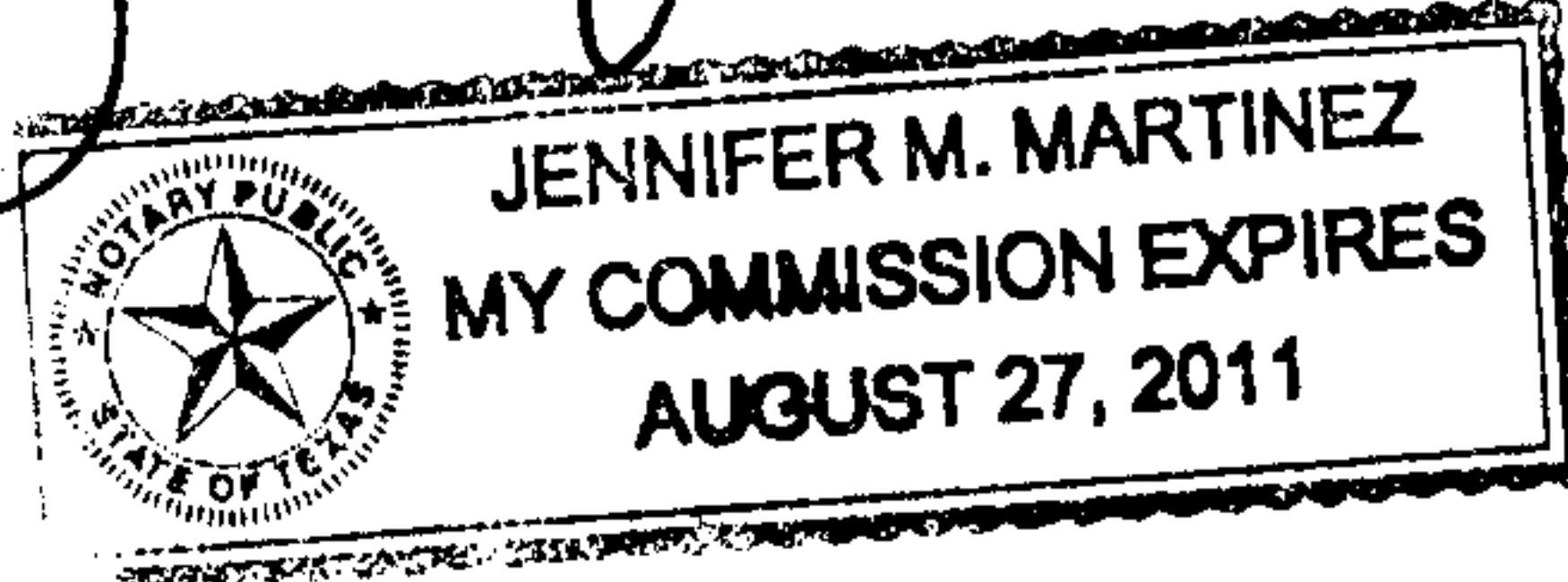
STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Richard Williams, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of LITTON LOAN SERVICING, LP the Attorney in Fact of said Pledged Property II, LLC., the within named bargainor, and that he/she as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book \_\_\_\_\_, Page \_\_\_\_\_ or in Instrument Number \_\_\_\_\_ of record in \_\_\_\_\_ Office of the Probate Judge for Shelby County, Alabama.

Witness my hand and Notarial Seal this 19th day of May, 2008

My Commission expires: \_\_\_\_\_

  
Notary Public  


RETURN TO:

Resource Title Agency of Tennessee  
3931 Gallatin Pike, Suite B  
Nashville, TN 37216

085336AL