

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

Send Tax Notice to:  
Carol King Clark

2530 Creekview Drive  
Birmingham, AL 35226

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred sixty thousand and 00/100 Dollars (\$160,000.00) to the undersigned, GMAC Mortgage, LLC, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Carol King Clark, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1409, according to the Survey of Old Cahaba IV 2nd Addition Phase Two as recorded in Map Book 33, at Page 130 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 Grantee herein assume and agree to pay.
3. 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, are not insured herein
4. 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. 20080509000191110, in the Probate Office of Shelby County, Alabama.

\$ 143,840.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


Carol King Clark is one and the same as Carol K. Clark.

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 Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 23<sup>rd</sup> day of September, 2008.

GMAC Mortgage, LLC

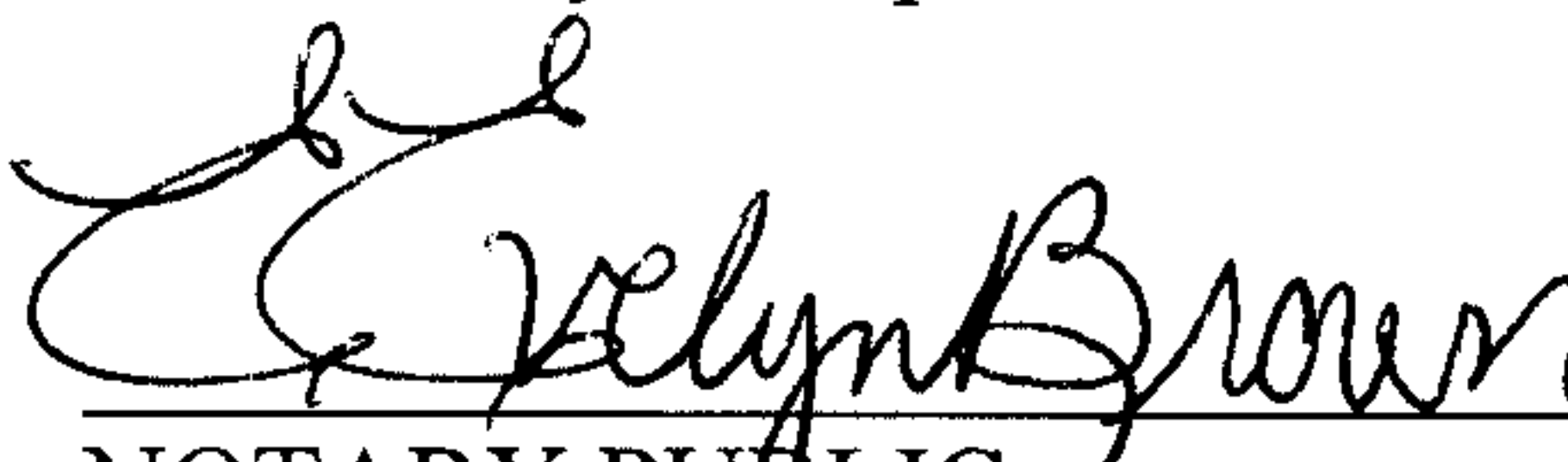
By:   
Stephanie Owens  
Its Limited Signing Officer

STATE OF TEXAS

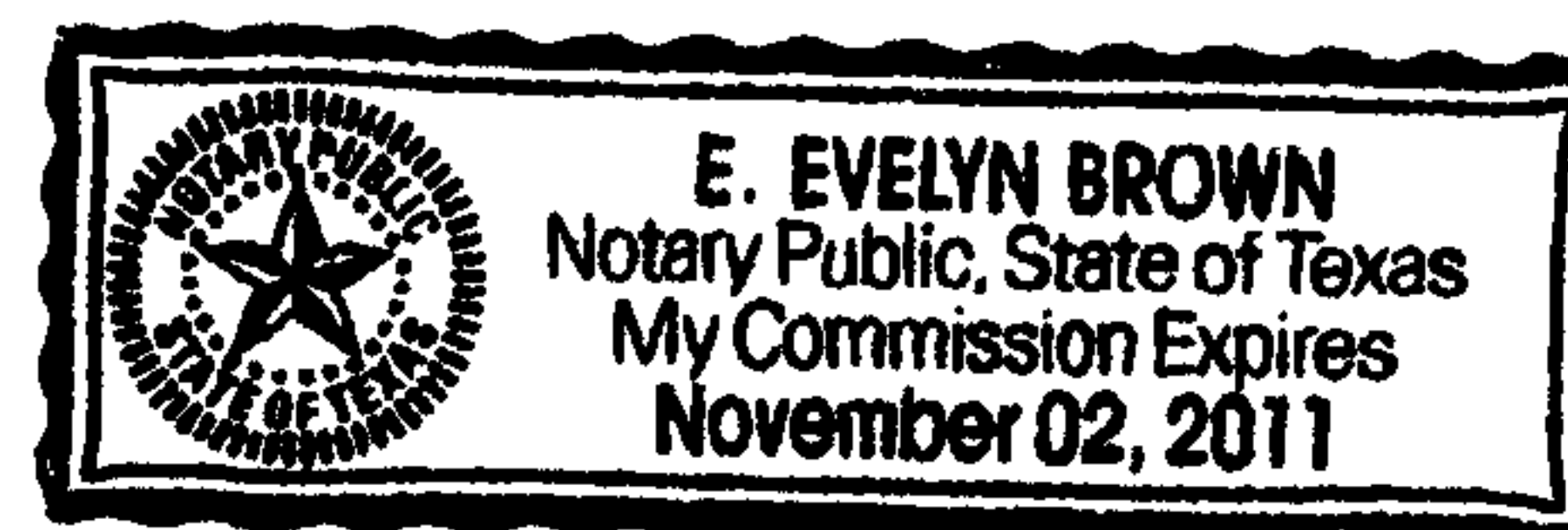
COUNTY OF DALLAS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Owens, whose name as Limited Signing Officer of GMAC Mortgage, LLC, 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 23<sup>RD</sup> day of September, 2008.

  
NOTARY PUBLIC  
My Commission expires: 11/02/11  
AFFIX SEAL

2008-002064



Shelby County, AL 10/21/2008  
State of Alabama

Deed Tax: \$16.50