

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

Send Tax Notice to:
Randell G. Garmon
Marlene G. Garmon
447 Lime Creek Bend
Chelsa, AL 35013

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of thirty-one thousand nine hundred and 00/100 Dollars (\$31,900.00) to the undersigned, Countrywide Home Loans, Inc., 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 Randall G. Garmon, and Marlene G. Garmon, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the survey of Weatherton Woods Estates, as recorded in Map Book 32 Page 3, in the Probate Office of Shelby County, Alabama; being situated in 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. Restrictions recorded in Instrument No. 20030912000612420
4. 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. 20080825000340340, in the Probate Office of Shelby County, Alabama.

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.



20081121000447290 2/2 \$46.00
Shelby Cnty Judge of Probate, AL
11/21/2008 03:24:10PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
7th day of November, 2008.

Countrywide Home Loans, Inc.
By: *Raquel Black* Raquel Black
Its Asst. Secretary

STATE OF TEXAS

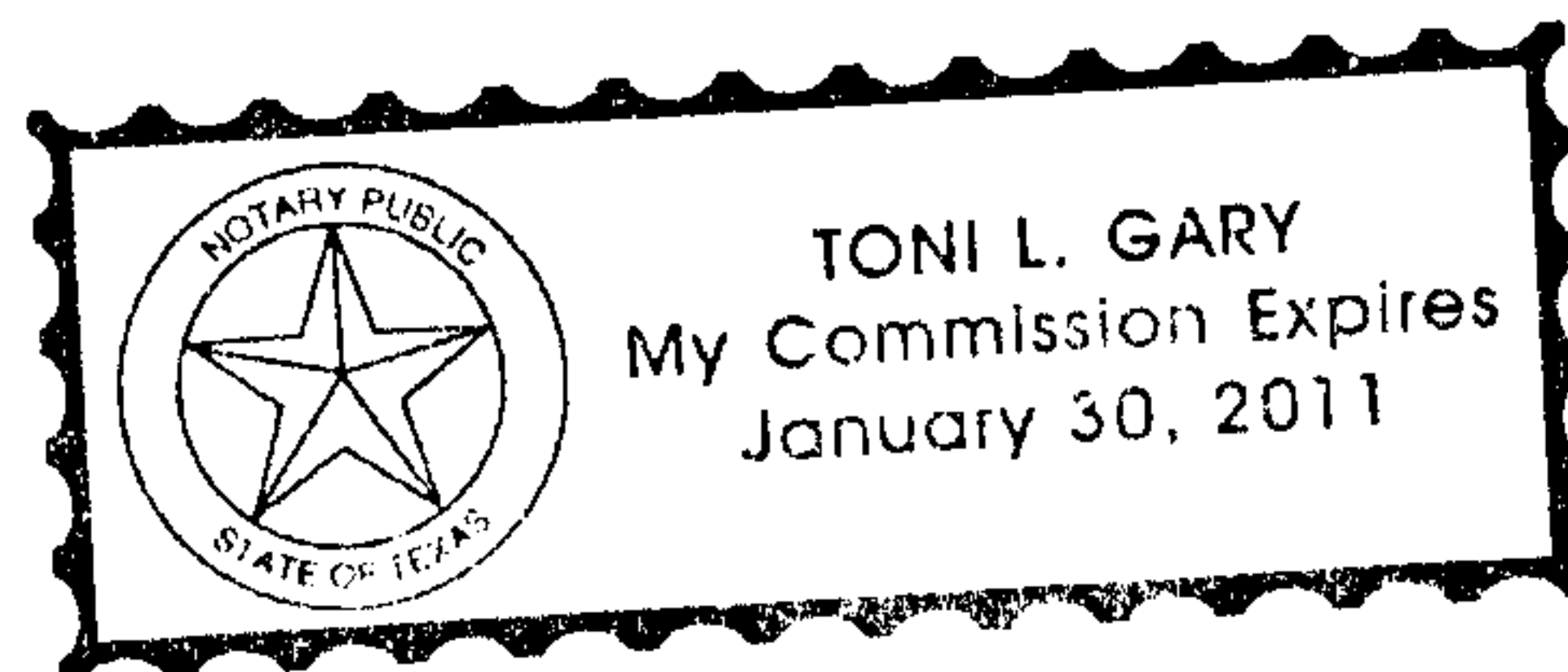
COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Raquel Black, whose name as Asst. Secretary of
Countrywide Home Loans, Inc., 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 7th day of November, 2008.

Toni L. Gary
NOTARY PUBLIC: Toni L. Gary
My Commission expires: 1/30/2011
AFFIX SEAL

2008-003814



Shelby County, AL 11/21/2008
State of Alabama
Deed Tax: \$32.00