



20090105000002320 1/2 \$31.00
Shelby Cnty Judge of Probate, AL
01/05/2009 12:17:48PM FILED/CERT

SPECIAL WARRANTY DEED

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$336,700.00

SOURCE OF TITLE:

Deed
BOOK: ~~XXXX~~
PAGE: ~~XXXX~~

-Instrument No. -

THIS INSTRUMENT WAS
PREPARED BY

Resource Title Gulf States LLC-AL
Tom Larson
3931 Gallatin Pike Suite B
Nashville, TN 37216
866-625-0482

Shelby County, AL 01/05/2009
State of Alabama

Deed Tax: \$17.00

075079AL				
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Enns			Homeservices Lending,	15-2-10-0-000-006.006
(NAME)			LLC, Series A DBA	
1437 Tara Drive			Mortgage South	
(ADDRESS)			(ADDRESS)	Loan No
3391 Town Point Dr NW				
Chelsea	AL	35043	Kennesaw GA 30144-7083	5007
(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, Consumer Solutions REO, LLC, SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO Brad Enns, *married*,

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:

Lot 5, according to the survey of The Meadow at Tara, a residential subdivision, as recorded in Map Book 29, Page 46, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to New Century Mortgage Corporation by Foreclosure Deed from Michael Corvin, Auctioneer and Attorney-in-Fact dated May 2, 2006 and recorded on May 26, 2006 in Instrument No. 20080528000252190, Probate Office for Shelby County, Alabama.

Being the same property conveyed to Consumer Solutions REO, LLC by Quit Claim Deed dated February 14th, 2008 and recorded simultaneously herewith of record in Instrument Number _____, Probate Office Shelby County Alabama.

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 ☐

This is ☒ property, known as 1437 Tara Drive 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 Brad Enns, and his/her/their assigns, forever.

Said Consumer Solutions REO, 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 paid by mortgage in amount of \$319,865.00

SEND TAX BILLS TO:

Wells Fargo Home Mortgage
P O Box 11701
Newark NJ 071014701

IN WITNESS WHEREOF, the said Consumer Solutions REO, LLC., has executed this deed this 1st day of December, 2008

Consumer Solutions REO, LLC

406 Real Estate Services, LLC
as Attorney in Fact

By: [Signature]
Its: Authorized Signatory



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STATE OF Utah

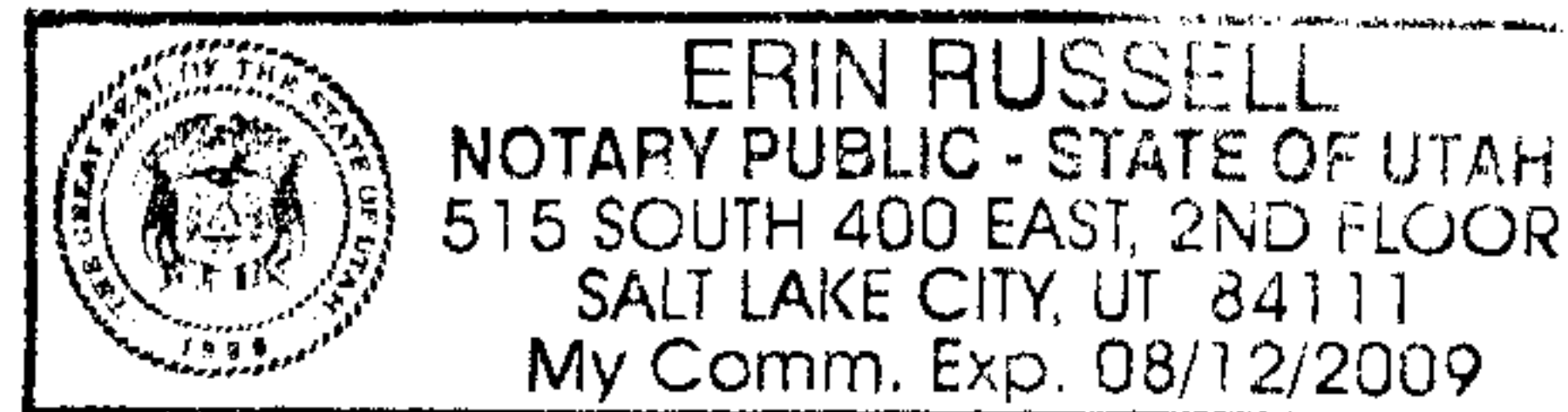
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kristy Womack, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of 406 Real Estate, the Attorney in Fact of said Consumer Solutions REO, 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 1st day of December, 2008

My Commission expires: 08-12-2009

[Signature]
Notary Public



RETURN TO:

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

075079AL