

THIS INSTRUMENT STATE OF ALABAMA)
PREPARED BY:
James E. Bridges, III COUNTY OF SHELBY)
JAMES E. BRIDGES, III,
ATTORNEY AT LAW, P.C.
Post Office Box 297
Gulf Shores, AL 36547-0297
(251) 968-3025

STATUTORY
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CITIMORTGAGE, INC., a New York corporation, by and through its Attorney in Fact, US REAL ESTATE SERVICES, INC., a California corporation, hereinafter called the "Grantor," for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS in cash and other good and valuable consideration, in hand paid to the Grantor by GREGORY WOLFE, hereinafter called the "Grantee," the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, in fee simple, forever, all that real property situated in the County of Shelby, of Alabama, described as follows, to-wit:

PURCHASE PRICE \$95,000.00

Lots 1 and 2, Block 78, according to the Survey of J. H. Dunstan's Map of the town of Calera, Alabama, being situated in Shelby County, Alabama. Said map is unavailable for recordation, but can be viewed in the City Clerks Office in Calera, Alabama.

BEING the same property conveyed to Christopher W. Holcombe and Stephanie Holcombe, husband and wife, by Warranty Deed dated December 18, 2003, recorded January 9, 2004, of record as Instrument Number 2004-16530, in the Office of the Judge of Probate, in Shelby County, Alabama; and

THEREAFTER, being the same property conveyed to CitiMortgage, Inc., by Foreclosure Deed dated January 13, 2009, and recorded on January 21, 2009, as Instrument Number 2009-19070, in the Office aforesaid.

LESS AND EXCEPT such oil, gas, and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- 1, Restrictions, easements, and rights-of-way of record in the Probate Office of Shelby County, Alabama.
2. Outstanding rights of redemption in favor of all persons or entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 13th of January, 2009, and recorded January 21, 2009, in the Probate Office of Shelby County, Alabama, as Instrument Number 2009-19070, under and in accordance with the laws of the State of Alabama or the United States of America.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, and to the Grantee's successors and/or assigns, in fee simple, forever.

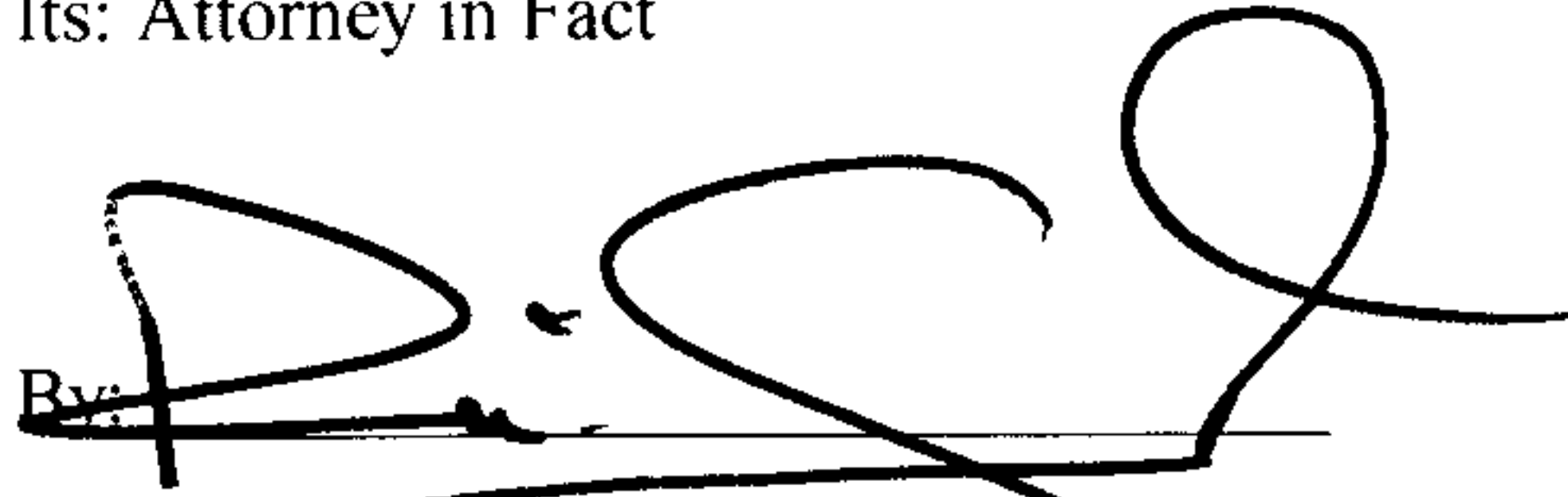

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this deed contains no warranty except against the acts of the within named Grantor(s), and all persons claiming by, through or under it.

James E. Bridges, III, in preparing this Warranty Deed, acts as scrivener only and does not represent or warrant title to the Grantee(s) herein whatsoever.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be properly executed on this the 22 day of April, 2009.

CITIMORTGAGE, INC.
A New York corporation

By: **US REAL ESTATE SERVICES, INC.**
A California corporation
Its: Attorney in Fact

By: 
Its: 

STATE OF California)

COUNTY OF Orange)

I, Dana Sue Childs, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rida Sharaf, whose name as _____ of US **REAL ESTATE SERVICES, INC.**, a California corporation, as Attorney in Fact for **CITIMORTGAGE, INC.**, a New York 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 said conveyance, _____, as such _____ of **US REAL ESTATE SERVICES, INC.**, in its capacity of such Attorney in Fact, duly authorized and with full authority, executed the same for and as the act of said corporation on behalf of **CITIMORTGAGE, INC.**, on the day the same bears date.

Given under my hand and seal this the 22 day of April, 2009.

Shelby County, AL 05/26/2009

State of Alabama

Deed Tax : \$2.00

Dana Sue Childs
Notary Public
My Commission Expires: Jan 17, 2011

Grantor's Address:

Grantees' Address:

