

20090611000222450 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
06/11/2009 09:04:59 AM FILED/CERT

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

Send Tax Notice to:
Maurice Stoutermire
Christine Stoutermire
1085 Hidden Forest Drive
Montevallo, AL 35115

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred seventy-nine thousand nine hundred and 00/100 Dollars (\$179,900.00) to the undersigned, Wilmington Finance 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 Maurice Stoutermire, and Christine Stoutermire, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 112, according to the plat of the Lakes at Hidden Forest, Phase I, as recorded in Map Book 36, Page 115, 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 Grantees herein assume and agree to pay.
3. Restrictions as shown on recorded plat.
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. 20080320000113870, in the Probate Office of Shelby County, Alabama.

\$ 176,641⁰⁰ of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

Shelby County, AL 06/11/2009
State of Alabama
Deed Tax : \$3.50

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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the
11th day of June 2009.

Wilmington Finance Inc.

By: *Dan R. Becker* **Dan R. Becker**
Its Asst Vice President

STATE OF Indiana
COUNTY OF Vanderburgh

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Dan R. Becker, whose name as Asst Vice President of
Wilmington Finance 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 11th day of June, 2009.

Julie A. Hodges
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL



JULIE A. HODGES
Resident of Vanderburgh County, IN
Commission Expires: April 13, 2016

2009-001224