

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

Send Tax Notice to:

James Tartt

Edward Beckman

2301 Mountain Oaks Ln.  
Hoover, AL 35226

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of sixty-five thousand and 00/100 Dollars (\$65,000.00) to the undersigned, Household Finance Corporation of Alabama, 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 James Tartt, and Edward Beckman, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 128 according to the Survey of Corsentinos Addition to Eagle Wood Estates 4th Sector, 1st Phase as recorded in Map Book 8, Page 17, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office 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. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 327, Page 998.
4. Restrictions as shown on recorded plat.
5. 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. 20090123000022130, 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.



20090714000269820 2/2 \$79.00  
Shelby Cnty Judge of Probate, AL  
07/14/2009 01:30:36 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
2 day of July, 2009.

Household Finance Corporation of Alabama

By: \_\_\_\_\_

Its \_\_\_\_\_

Maria I. Ortega  
Asst. Vice President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

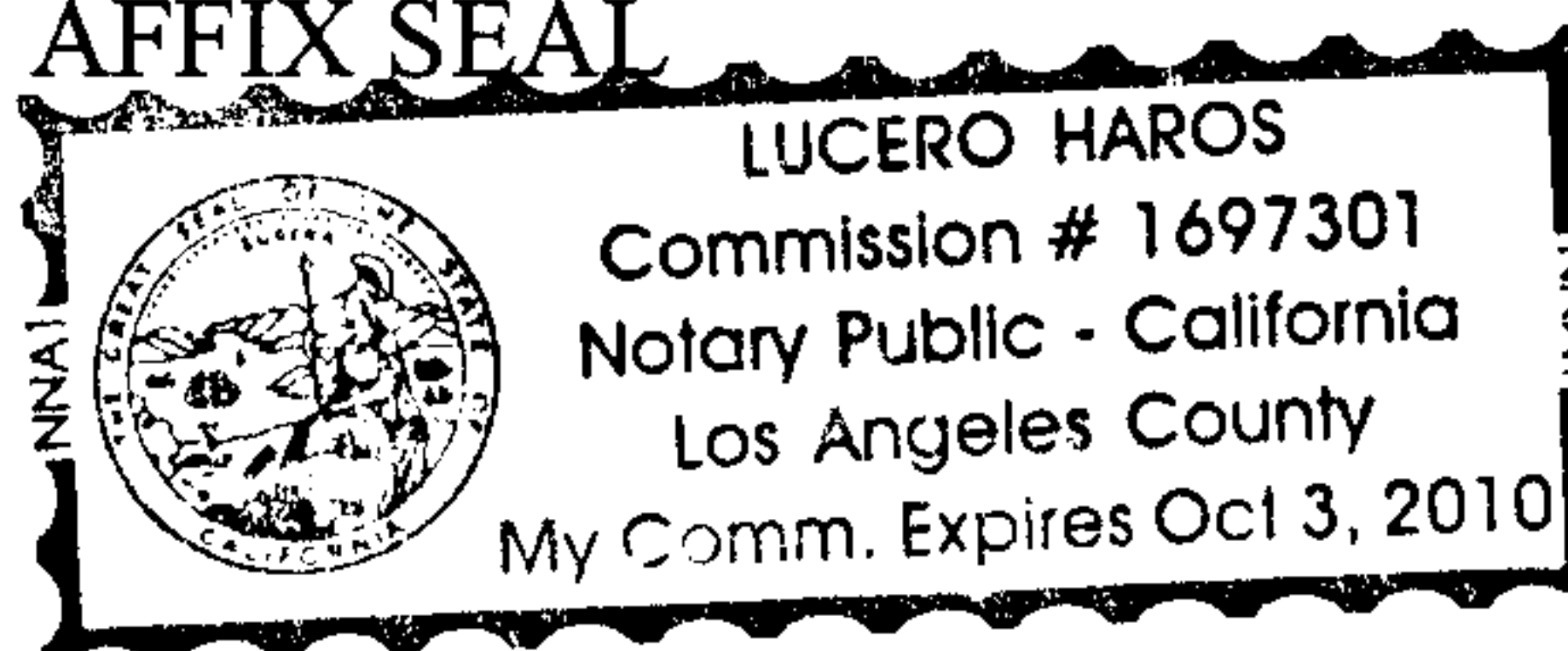
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Maria I. Ortega  
Asst. Vice President, whose name as \_\_\_\_\_ of Household  
Finance Corporation of Alabama, a corporation, is signed to the foregoing conveyance, and who  
is known to me, acknowledged 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 2 day of July, 2009.

Lucero Haros  
NOTARY PUBLIC

My Commission expires:

AFFIX SEAL



2009-000236