

09-2260



20090811000308150 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
08/11/2009 10:30:29 AM FILED/CERT

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 **HANNAH HINES**, 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, State of Alabama, described as follows, to-wit:

Lot 10, according to the Survey of **Carrington, Sector II**, as recorded in Map Book 25, Page 17, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama; and

BEING the same property conveyed to **Kenneth A. Carden** and **Holley J. Carden**, by Deed dated April 29, 2005, and recorded May 11, 2005, of record as Instrument Number 20050511000225540, in the Office of the Judge of Probate of Shelby County, Alabama; and

THEREAFTER, being the same property conveyed to **CitiMortgage, Inc.**, by Foreclosure Deed dated December 30, 2008, and recorded January 12, 2009, of record as Instrument Number 2009-9350, 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. Matters appearing on the plat recorded in Plat Book 25, Page 17, including, but not limited to, any building setback lines and/or easements lying within the lot described hereinabove.
2. Declaration of Covenants, Condition, Restrictions, and Easements, recorded in Plat Book 25, Page 17.
3. Restrictive Covenants and Grant of Land Easement for Underground Facilities in Subdivision easement granted to Alabama Power Company, by Foresight Development, LLC, dated July 15, 1998, and recorded July 15, 1999, as Instrument Number 1999-29699.
4. Easement granted to Alabama Power Company by Foresight Development, LLC, dated July 15, 1998, and recorded July 15, 1998, as Instrument Number 1999-29693.
5. 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 30th day of December, 2008, and recorded January 12, 2009, in the Probate Office of Shelby County, Alabama, as Instrument Number 2009-9350, 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 18 day of May, 2009.

CITIMORTGAGE, INC.
A New York corporation

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

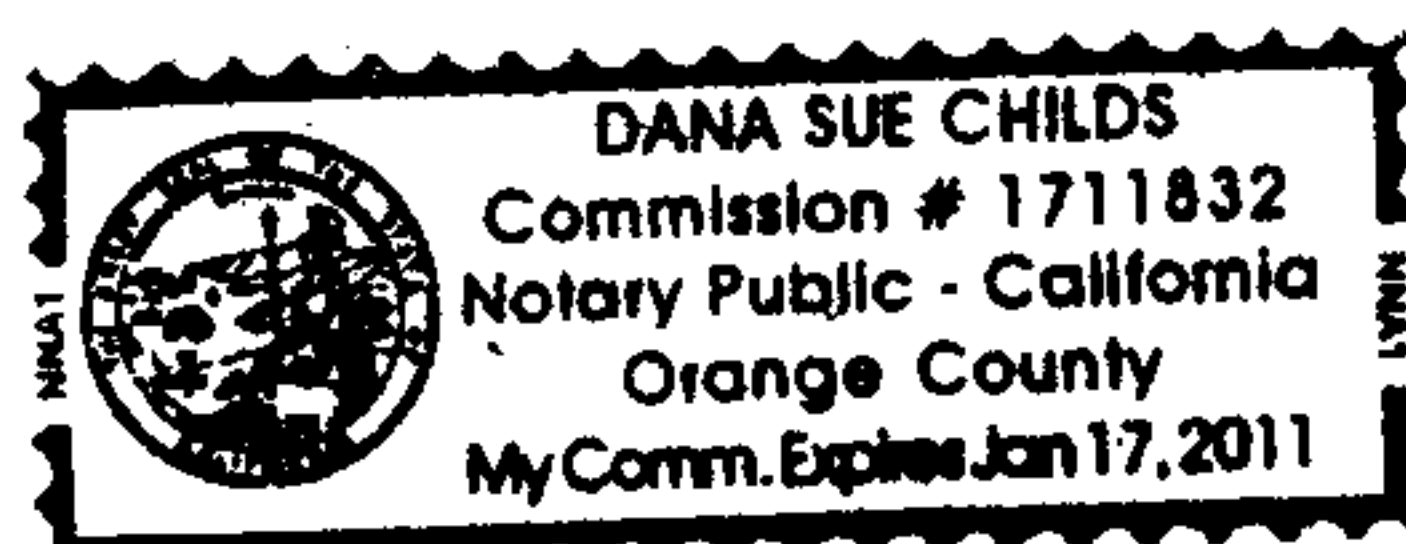
By: 
It: 

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 18 day of May, 2009.



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

Grantor's Address:

Grantees' Address:

