


This document prepared by:

Frank P. Dec, Esq.
American National Abstract, LLC
8940 Main Street
Clarence, NY 14031

Record and Return to:

GLEN A. JOINER
2866 JOINERTOWN RD.
COLUMBIANA, AL 35051


20100121000020010 1/3 \$54.00
Shelby Cnty Judge of Probate, AL
01/21/2010 10:08:24 AM FILED/CERT

Space Above This Line For Recorders Use Only

STATE OF ALABAMA
COUNTY OF SHELBY

T9-503916

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 5th day of January, 2010, by and between HOUSEHOLD FINANCE CORPORATION OF ALABAMA hereinafter referred to as Grantor(s) and GLEN A. JOINER, A MARRIED MAN 2866 JOINERTOWN RD., COLUMBIANA, AL 35051, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of THIRTY SEVEN THOUSAND AND 00/100 (\$37,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: Book 45609, Page 350, Document Number 20090723000284300, Recorded: 07/23/2009

\$ N/A 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 the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

Shelby County, AL 01/21/2010
State of Alabama
Deed Tax : \$37.00

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

HOUSEHOLD FINANCE CORPORATION OF ALABAMA

BY: Maria I. Ortega

Maria I. Ortega
Asst. Vice President

STATE OF CALIFORNIA
COUNTY OF Los Angeles, ss.

On January 5, 2010, before me Rica Strickland, a Notary Public,

personally appeared Maria I. Ortega (insert name and title of the officer) ASST VICE PRESIDENT,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Rica Strickland
(SIGNATURE OF NOTARY) SEAL

RICA STRICKLAND





20100121000020010 3/3 \$54.00
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EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE THE WEST LINE OF THOMPSON STREET INTERSECTS THE NORTH RIGHT OF WAY LINE OF CARTERS LANE AND RUN THENCE WEST AND ALONG THE NORTH LINE OF CARTERS LANE 145 FEET TO THE SOUTHWEST CORNER OF A LOT HERETOFORE CONVEYED TO THE GRANTORS HEREIN TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION WEST ALONG SAID RIGHT OF WAY LINE 65 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE METHODIST CHURCH LOT; THENCE ALONG THE SAME, NORTH 100 FEET, MORE OR LESS, TO A CONCRETE POST, BEING THE SOUTHWEST CORNER OF B.Z. COOPERS HOME LOT; THENCE EAST AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF CARTERS LANE 65 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT HERETOFORE CONVEYED TO THE GRANTORS HEREIN; THENCE ALONG SAME SOUTH 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

ALSO, BEGIN AT THE INTERSECTION OF THE WEST LINE OF THOMPSON STREET WITH THE NORTH LINE OF CARTERS LANE AND RUN THENCE NORTH ALONG THE WEST LINE OF THOMPSON STREET 100 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF CARTERS LANE 145 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF THE THOMPSON STREET 100 FEET TO THE NORTH LINE OF CARTERS LANE; THENCE ALONG SAME EAST 145 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

PROPERTY COMMONLY KNOWN AS: 200 THOMPSON STREET, COLUMBIANA, AL 35051

Our File No. ANA201000069