

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

Send Tax Notice to:
Charter Properties LLC

2063 Chalgtc way
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, MorEquity, Inc., a corporation, by LPS Asset Management Solutions, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Charter Properties LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 188, according to the Survey of Weatherly, Warwick Village, Sector 17, Phase I as recorded in Map Book 20, Page 86, 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 Grantee herein assume and agree to pay.
3. Restrictions appearing of record in Inst. No. 1996-14611, Inst. No. 1995-34622, and Inst. No. 1995-32578.
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. 20090929000370150, 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 Grantee, his/her heirs and assigns, forever.



Shelby County, AL 04/05/2010
State of Alabama
Deed Tax : \$65.00



20100405000100270 1/2 \$79.00
Shelby Cnty Judge of Probate, AL
04/05/2010 09:55:48 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 24 day of March, 2010.

MorEquity, Inc.

By LPS Asset Management Solutions, as Attorney in Fact

By: _____

Its Norma J. Dudgeon, AVP

STATE OF Colorado
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Norma J. Dudgeon, AVP**, whose name as AVP of LPS Asset Management Solutions, as Attorney in Fact for MorEquity, 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 24 day of March, 2010.

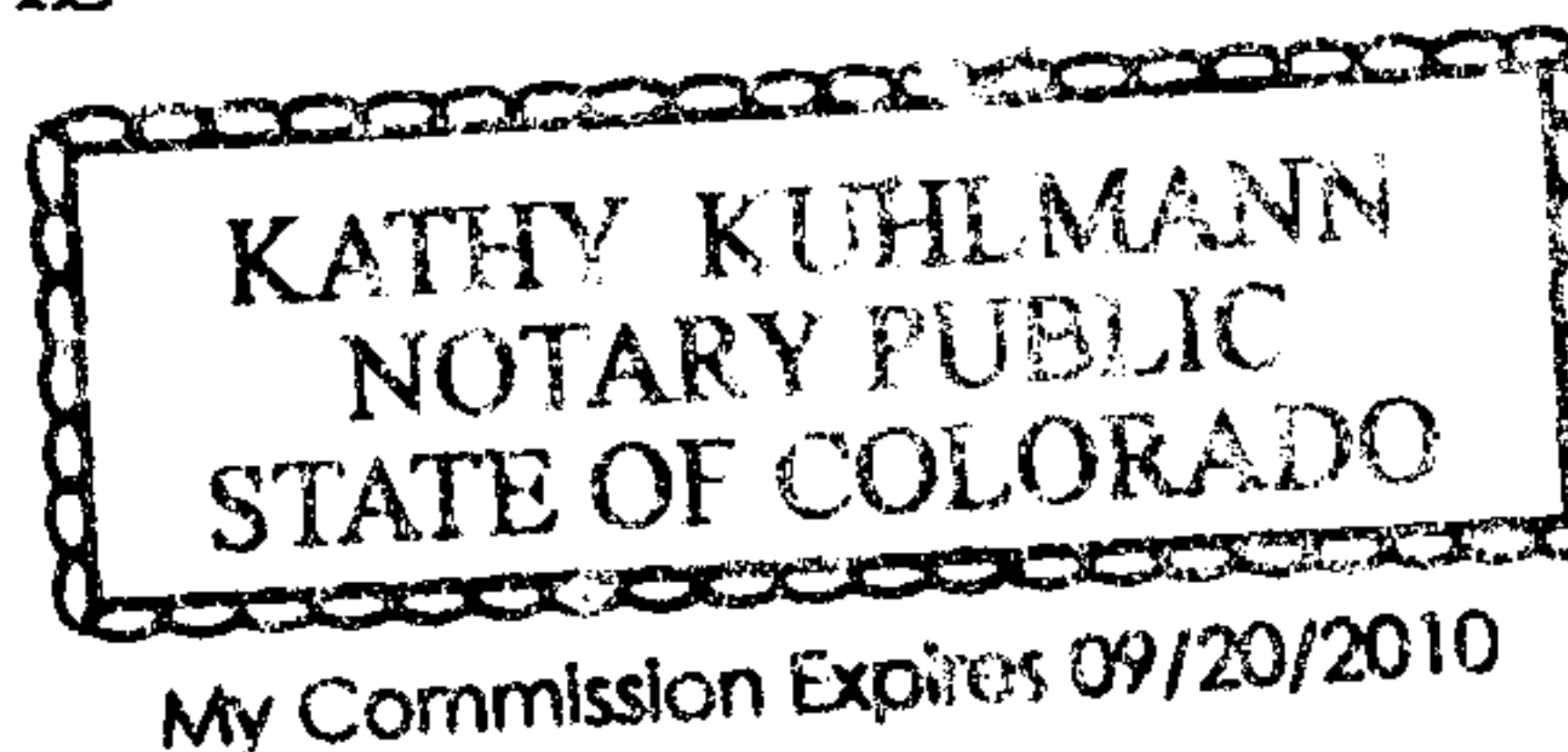
Kathy Kuhlmann

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-003257



20100405000100270 2/2 \$79.00
Shelby Cnty Judge of Probate, AL
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