



20110329000098720 1/2 \$95.50
Shelby Cnty Judge of Probate, AL
03/29/2011 04:13:19 PM 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:
Good Measure, LLC

402 Oxford Way
Pelham AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty thousand five hundred forty-seven and 00/100 Dollars (\$80,547.00) to the undersigned, CitiMortgage, Inc., a corporation, (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 Good Measure, LLC, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 592, according to the Survey of Forest Lakes, Sector 11, as recorded in Map Book 32 at Page 137, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
2. Subject to matters shown on recorded Map Book 32 at Page 137.
3. Easement(s) to Alabama Power Company recorded in Book 139 at Page 127 and Book 236 at Page 829.
4. Rights of others (Shelby County) for ingress and egress purposes in and to the use of easement located on insured premises as recorded in Instrument No. 1993-03955; 1993-03957; 1993-03959; 1993-03960; 1993-03961; 1993-03964; 1993-13965 and 1993-03966.
5. Title to that portion of insured premises with the right-of-way of New Highway No. 280.
6. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 53 at Page 262 and Book 331 at Page 262.
7. 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 Inst. No. 20110124000023680, 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.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the _____ day of March, 2011.

Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
in fact and/or agent

CitiMortgage, Inc.

By: 

Its Charlotte Elliott, V.P.

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Charlotte Elliott, whose name as V.P. of CitiMortgage, 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.

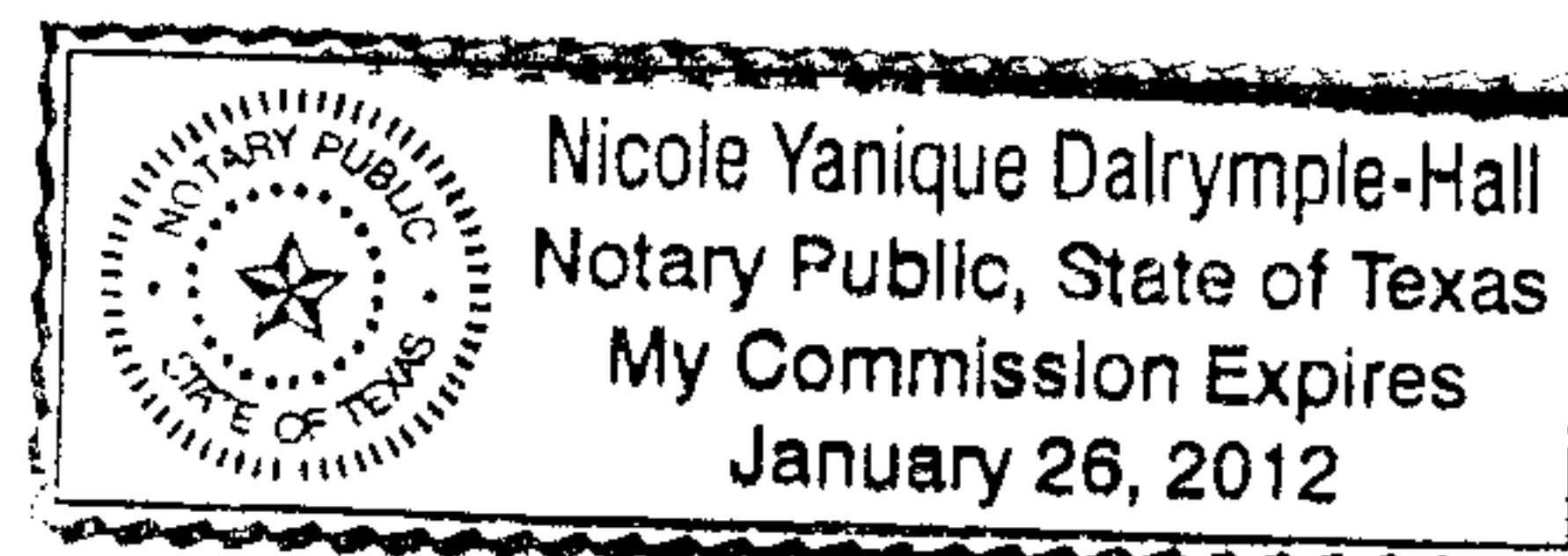
Given under my hand and official seal, this the 14 day of March, 2011.


NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2011-000244



Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
in fact and/or agent