



20120215000056420 1/2 \$46.50  
Shelby Cnty Judge of Probate, AL  
02/15/2012 12:10:02 PM FILED/CERT

\$56,000 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE THAT WAS PREVIOUSLY RECORDED IN INSTRUMENT 20120130000034720

**This Document Prepared By:**

Allison Bourke  
Title2land, LLC  
11851 Wentling Ave.  
Baton Rouge, LA 70816  
(800) 549-6684  
10-35404A

Shelby County, AL 02/15/2012  
State of Alabama  
Deed Tax: \$31.50

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

**Return to:**

Title2Land, LLC  
11851 Wentling Ave., Suite A  
Baton Rouge, Louisiana 70816

**Source of Title:** #20110221000058480

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 18th day of January, 2012 between LPP Mortgage, LTD as grantor(s) pursuant to that grant of authority on file and of record, whose address is 6000 Legacy Drive, Plano, TX 75024 to Kevin W. Harper and Michelle H. Harper, husband and wife, as grantee(s), whose address is 130 Salisbury Lane, Birmingham, AL 35242.

WITNESSETH: that the grantor(s), for in consideration of the sum of **EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$87,500.00)** and other valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the grantee(s), the following described land located in the County of Shelby, State of Alabama, to-wit:

Lot 726A1, according to the resurvey of a resurvey of Lots 726 and 727 of Greystone Legacy, 7th Sector as recorded in Map Book 38, Page 133 in the office of the Judge Probate of Shelby County Alabama.

Municipal Address: 1076 Royal Mile, Birmingham, Alabama 35242  
Parcel Number: 03-6-23-2-003-022.000

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by Mortgage Foreclosure Deed of Property from Robert P. Sedlak and Danyelle M. Sedlak to LPP Mortgage, LTD dated October 7, 2010 and recorded February 21, 2011 as 20110221000058480, of the official records of Shelby County, Alabama.

**Send Tax Bill To:** Kevin W. Harper and Michelle H. Harper, 130 Salisbury Lane, Birmingham, AL 35242.

**SUBJECT** to easements, restrictions and reservations of record, if any, and taxes for prior year and subsequent years.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.



20120215000056420 2/2 \$46.50  
Shelby Cnty Judge of Probate, AL  
02/15/2012 12:10:02 PM FILED/CERT

**TO HAVE AND TO HOLD** unto the Grantee, his heirs and assign's forever.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantors hand and seal the day and year first above written.

**LPP Mortgage, LTD**

**BY: Kent Twitchell, Attorney in Fact**

STATE OF Texas

COUNTY OF Collin

I, Brandon Howell, a Notary Public in and for said County, in said State, hereby certify that **KENT TWITCHELL**, whose named as **ATTORNEY IN FACT** for **LPP Mortgage, LTD**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of such instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 15 of December, 2011.

My commission expires: 6/4/14

Notary Public

