

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

Send Tax Notice to:
Rhonda J. Barr

1675 20th Avenue South
Calera AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty-five thousand and 00/100 Dollars (\$45,000.00) to the undersigned Grantor, CitiFinancial Corporation 216, LLC, a Delaware Limited Liability Company (Successor by Reason of Merger with Associates Financial Services Company of Alabama, 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 Rhonda J. Barr, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 24 North, Range 13 East, more particularly described as follows: Begin at the Intersection of the East Line of Block 263 with the South Line of 20th Avenue, according to J.K. Dunstan's Map of the Town of Calera, Alabama; thence run Easterly along the South boundary of said 20th Avenue a distance of 90 feet to a point; thence run Southerly parallel with the East Boundary of said Block 263 according to said Dunstan's Map a distance of 210 feet to a point; thence run Westerly parallel with the South Boundary of said 20th Avenue a distance of 90 feet to a point of the East boundary of said Block 263; thence run Northerly along the East Boundary of said Block 263 a distance of 210 feet to the point of beginning.

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.
Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
- 3) 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. 20030312000150450, 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.

Chui Smith, esq.

Special Warranty Deed
June 10, 2003

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 11th day of June, 2003.

CitiFinancial Corporation 216, LLC, a Delaware Limited Liability Company (Successor by Reason of Merger with Associates Financial Services Company of Alabama, Inc.)


by Sue Harbor
Its Assistant Vice President

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sue Harbor, whose name as Assistant Vice President of CitiFinancial Corporation 216, LLC, a Delaware Limited Liability Company (Successor by Reason of Merger with Associates Financial Services Company of Alabama, 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 11th day of June, 2003.

 **JESSE SILVA**
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES: **APRIL 12, 2006**
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

1675 20th Avenue, Calera, Alabama
4152296-Clabaugh
2003-000276