

REO/LN# 15794/20196580-CY  
SPECIAL WARRANTY DEED

State of Alabama )  
County of Shelby )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one hundred sixty thousand and no/100 dollars (\$160,000.00) cash in hand paid to WM Specialty Mortgage, LLC, by Ameriquest Mortgage Company, its attorney in fact, (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Karen D. Hollis**, (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 13, according to the survey of Indian Ridge Estates, as recorded in Map Book 6, Page 44, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #2030129000052760.

IN WITNESS WHEREOF, WM Specialty Mortgage, LLC, by Ameriquest Mortgage Company, its attorney in fact, has caused these present to be executed in its name and on its behalf as aforesaid, on this the 22nd day of September, 2003.

WM Specialty Mortgage, LLC, by  
Ameriquest Mortgage Company, its attorney  
in fact

Attest Dawn L. Reynolds  
By: Dawn L. Reynolds  
Its: Dawn L. Reynolds, Assistant Secretary

By: Chris Pitaniello  
Its: Chris Pitaniello, Vice President

STATE OF California  
COUNTY OF Orange

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Chris Pitaniello and Dawn L. Reynolds, whose names as Vice President and Assistant Secretary, respectively, of Ameriquest Mortgage Company, attorney in fact for WM Specialty Mortgage, LLC, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid, on the day that bears the same date.

Given under my hand and official seal this 22nd day of September, 2003.

C. Young  
Notary Public C. Young

My commission expires: 2/18/06

03-0423  
This instrument prepared by:  
First Financial Title Agency  
Chalice E. Tucker  
2107 5<sup>th</sup> Ave. No., Suite 500  
Birmingham, AL 35203

