



STATE OF ALABAMA )  
SHELBY COUNTY )

Send Tax Notice to:  
Matthew Webster

### SPECIAL WARRANTY DEED

Know All Men by These Presents: That in consideration of Twenty Nine Thousand Nine Hundred Dollars (\$29,900.00), the receipt of which is hereby acknowledged, **CitiMortgage, Inc. f/k/a/ Source One Mortgage Corporation** (herein referred to as "Grantor"), does by these presents GRANT, BARGAIN, SELL and CONVEY unto **Matthew Webster** (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the NE corner of the NW 1/4 of Section 28, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 01 degrees 08 minutes 37 seconds East 125.22 feet; thence South 61 degrees 03 minutes 23 seconds West 296.95 feet to the point of beginning; thence South 61 degrees 03 minutes 23 seconds 276.72 feet; thence North 19 seconds East 397.92 feet; thence South 00 degrees 58 minutes 07 seconds East 319.90 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the years 2005 which are a lien but not yet due and payable until October 1, 2005.
2. All easements, rights-of-way, and restrictions of record affecting said property.

\$ to Cash of the consideration recited above was derived from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, and their heirs and assigns forever.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property herein conveyed which were suffered or created by the undersigned Grantor, except as stated above.

In Witness Whereof, the said CitiMortgage, Inc. f/k/a Source One Mortgage Corporation by \_\_\_\_\_ its \_\_\_\_\_, who is authorized to execute this conveyance, has hereto set its signature and seal, this the \_\_\_\_\_, day of October, 2004.

CitiMortgage, Inc. f/k/a Source One Mortgage Corporation

By: Janis Stercula  
Its: Janis Stercula  
Vice President

STATE OF AL  
COUNTY Montgomery

I, Maureen Burns a Notary Public, in and for said County in said State, hereby certify that Janis Stercula whose name as Vice President of the CitiMortgage, Inc. f/k/a Source One Mortgage Corp. 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 this the 6 day of October, 2004.

Notary Public  
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Maureen Burns, Notary Public  
Lansdale Boro, Montgomery County  
My Commission Expires July 15, 2008

Member, Pennsylvania Association Of Notaries

This Instrument Prepared By:  
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