

20060106000010680 1/2 \$68.50
Shelby Cnty Judge of Probate, AL
01/06/2006 10:59:59AM FILED/CERT

STATE OF Alabama
COUNTY OF Shelby

Consideration of \$54,505.00
P & C No.
REO No. #ABO136279

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned **ABN AMRO Mortgage Group, Inc.**, a corporation organized and existing under the laws of the United States, (hereinafter called the "Grantor"), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **Dale Hoffman and Melishia Hoffman**, and his/her/their assigns, (hereinafter called "Grantee"), the following described property situated in **Shelby County**, State of Alabama, described as follows, to-wit:

The property is commonly known as 118 Whitney Circle, Vincent, AL and is more particularly described as follows:

Lot 29, according to the Amended Map of Hanna Farms, recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **Dale Hoffman and Melishia Hoffman** and his/her/theirs assigns, forever.

This conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding statutory rights of redemption from foreclosure sale, and covenants and restrictions of record and matters an accurate survey would reveal.

No word, words, or provisions of this instrument are intended to operate or imply as covenants or warranty except the following: Grantor does hereby warrant the title to said property against unlawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, **ABN AMRO Mortgage Group, Inc.**, a corporation has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this day of , 20 .

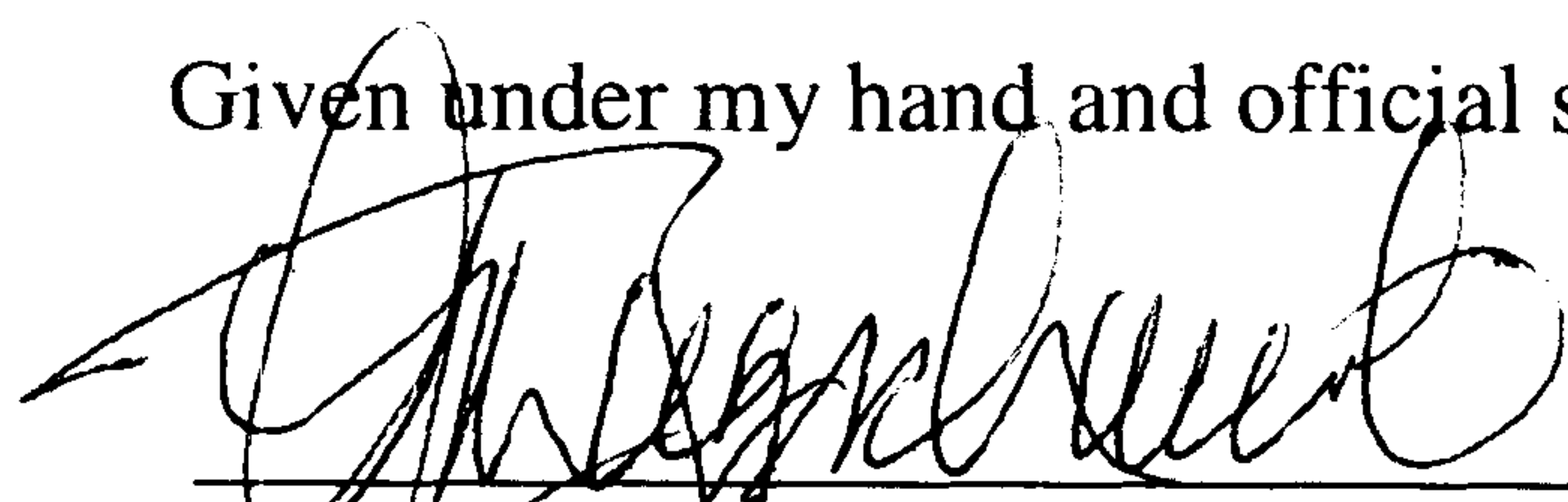


ABN AMRO Mortgage Group, Inc.
Aviva J. Bush, Vice President

Colorado
STATE OF ~~ALABAMA~~
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that the Grantors, whose names 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, he/she, in his/her capacity as such, executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 26 day of May, 2005



NOTARY PUBLIC
My Commission Expires:



Prepared By:
Connie Granata
Perrie & Cole, LLC
400 Northridge Road
Suite 700
Atlanta, GA 30350