



20070313000112670 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
03/13/2007 11:23:01AM FILED/CERT

STATE OF AL
COUNTY OF Shelby

File #75003867
REO #7467749

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, in the amount of \$129,000.00 One Hundred Twenty Nine Thousand and 00/100 Dollars the receipt of which is hereby acknowledged, the undersigned **Household Finance Corporation of Alabama**, 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 **RONALD BOYD and CECILIA BOYD, husband and wife** and his/her/their assigns, (hereinafter called "Grantee"), the

following described property situated in Shelby, State of Alabama, described as follows, to-wit:

The property is commonly known as 200 BEDFORD LN., CALERA AL 35040 and is more particularly described as follows:

LOT 516, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 42, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: instrument # _____ in the Deed Records of Shelby County

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said grantee, **RONALD BOYD and CECILIA BOYD, husband and wife** and his/her/their 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.

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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 lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, **Household Finance Corporation of Alabama**, a corporation has caused this conveyance to be executed in its name by its undersigned officer, and its corporate seal affixed, this 20th day of February, 2007.

Household Finance Corporation of Alabama

By

Aviva J. Bush, Vice President

STATE OF COLORADO
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that the Grantor, whose name is signed as **Aviva J. Bush, Vice President** of _____ 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 20th day of February, 2007.

Alicia Leamon

NOTARY PUBLIC

My Commission Expires: 6/30/09

Prepared By: Douglas A. Baymiller
4400 Government Blvd
Mobile, AL 36693

ALICIA LEAMON
Notary Public
State of Colorado