

NOTE: Purchase Money First and Second Mortgages executed by the Grantee, on even date herewith, in favor of CountryWide Home Loans, Inc., in the sums of \$138,400.00 and \$25,950.00.

20070907000421090 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
09/07/2007 11:55:46AM FILED/CERT

STATE OF ALABAMA)
:
COUNTY OF SHELBY)
3399514

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, CITIMORTGAGE, INC., SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC., for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by BOBBIE L. STACKS, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said BOBBIE L. STACKS, the following described real estate, lying and being in the County of Shelby, State of Alabama, to-wit:

\$138,400 cns

Lot 10, Sector C, according to the survey of the Homestead as recorded in Map Book 8, Page 167, in the Probate Office of Shelby County, Alabama, and the following described parcel: Commence at the NE corner of Section 18, Township 21 South, Range 2 East; thence run South 87°03'59" West for 609.92 feet; thence run South 01°46'31" East for 4185.83 feet; thence run South 88°13'29" West for 633.27 feet; thence run North 20°30'37" West for 222.54 feet; thence run North 71°34'32" West for 37.58 feet to the Point of Beginning; thence run South 10°02'03" East for 269.43 feet; thence South 08°00'15" West for 130.18 feet; thence turn an angle to the right of 95°40'25" seconds to the tangent of a curve to the left having a central angle of 103°40'30" and a radius of 50.0 feet thence run along the arc of said curve of 90.47 feet; thence run South 90°00'00" West for 47.47 feet; thence run North 02°28'25" East for 463.37 feet; thence run South 71°34'32" East for 63.72 feet to the point of beginning. All lying and being in Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20070309000107780, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said BOBBIE L. STACKS and unto her heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2007; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

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 hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, This instrument was signed by me on _____ day of _____ by Jessica Ramirez, authorized signer of National Default REO Services, A Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney-in-Fact and/or agent of CitiMortgage Inc., a corporation organized and operation under the laws of the state of California, on behalf of said corporation on this the 12 day of JULY, 2007.

CITIMORTGAGE, INC., SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.

BY: NATIONAL DEFAULT REO SERVICES, A DELAWARE LIMITED LIABILITY COMPANY, DBA FIRST AMERICAN ASSET CLOSING SERVICES, A CALIFORNIA CORPORATION ITS ATTORNEY IN FACT

BY _____ (SEAL)
Its JESSICA RAMIREZ, VICE PRESIDENT

STATE OF CALIFORNIA)
:
COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, This instrument was acknowledge before me on _____ day of _____ by Jessica Ramirez, authorized signer of National Default REO Services, A Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney-in-Fact and/or agent of CitiMortgage Inc., a corporation organized and operation under the laws of the state of California, on behalf of said corporation and 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 in its capacity as Attorney-in-Fact for CITIMORTGAGE, INC.

Given under my hand and seal this the 12 day of JULY 2007.

Notary Public: MONA M. HAJATI
My Commission Expires: JULY 3, 2010

This instrument was prepared by:
JAMES G. HARRISON
Stephens, Millirons, Harrison & Gammons, 2430 L&N Drive, Huntsville, AL 35801
Re: 314 McClure Dr, Wilsonville, AL

