20071004000464720 1/2 \$16.00 Shelby Cnty Judge of Probate, AL 10/04/2007 11:28:44AM FILED/CERT

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205

Send Tax Notice to: Kerry Wilbanks

145 Jasmine Drive

Alabaster, AL 35007

SPECIAL WARRANTY DEED

Shelby County, AL 10/04/2007 State of Alabama

Deed Tax: \$2.00

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred twenty thousand and 00/100 Dollars (\$120,000.00) to the undersigned Grantor, Homecomings Financial Network, Inc., a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Kerry Wilbanks, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Amended Map of the Meadows, Phase I, as recorded in Map Book 19, Page 10, in the Probate Office of Shelby County, Alabama.

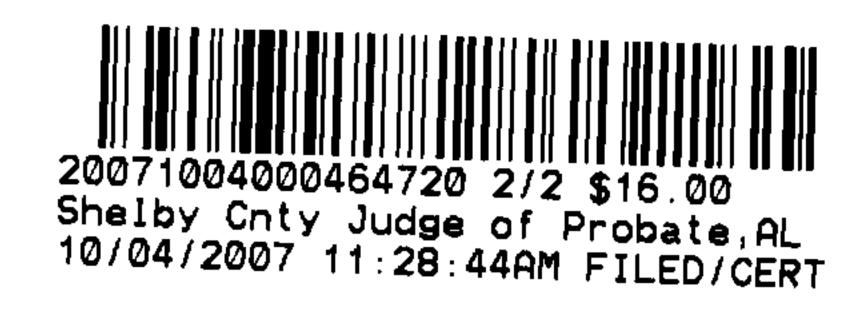
Subject to:

- Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- Easement/right-of-way to Shelby County as recorded in Book 216 Page 584. 3.
- Easement/right-of-way to Alabama Power Company as recorded in Book 126 Page 172. 4.
- Mineral and mining rights as recorded in Book 322 Page 3.
- Easement to Plantation Pipeline as recorded in Deed Book 112, Page 352. 6.
- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20060719000349240, in the Probate Office of Shelby County, Alabama.

\$ 118,146.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.



IN WITNESS WHEREOF, the said Graduate day of September, 2007.	antor, has hereto set its signature and seal, this the
by	omecomings Financial Network, Inc. Its LS
STATE OF TEXAS COUNTY OF ONLY	
Homecomings Financial Network, Inc., who is known to me, acknowledged bet	nd for said County, in said State, hereby certify that e name as of of a corporation, is signed to the foregoing conveyance, an fore me on this day that, being informed of the contents of and with full authority, executed the same voluntarily for
Given under my hand and official seal,	this the day of September, 2007. NOTARY PUBLIC My Commission expires: 2~6~1\ AFFIX SEAL
2007-000871	KEVIN NAM DAO Notary Public, State of Texas My Commission Expires February 06, 2011