

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

Send Tax Notice to:  
Mary Gayle Davidson  
\_\_\_\_\_  
\_\_\_\_\_

**SPECIAL WARRANTY DEED**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS,

COLLIN COUNTY

That in consideration of Two hundred four thousand seven hundred and 00/100 Dollars (\$204,700.00) to the undersigned Grantor, Countrywide Home Loans, 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 Mary Gayle Davidson, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Villas Belvedere, as recorded in Map Book 29, page 27 A & B, in the Probate Office of Shelby County, Alabama

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Book 196 Page 248.
4. Restrictions as shown on recorded plat.
5. 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. 20070314000114320, in the Probate Office of Shelby County, Alabama.

\$ — 0 — 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.

M. Romeo

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
24 day of July, 2007.

Countrywide Home Loans, Inc.

by, Les Geurin  
Its Les Geurin Assistant Secretary

STATE OF TEXAS

COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Les Geurin, whose name as Assistant Secretary of  
Countrywide Home Loans, Inc., a corporation, 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 and official seal, this the 24 day of July, 2007.

Shelby County, AL 10/12/2007  
State of Alabama

Deed Tax: \$205.00

Janice Jones  
NOTARY PUBLIC  
My Commission expires: 5/9/2011  
AFFIX SEAL

2007-000326

