

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

Send Tax Notice to:
Brenda F. Wadsworth
300 Clairmont Road
Sterrett, AL 35147

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred thirty thousand and 00/100 Dollars (\$230,000.00) to the undersigned Grantor, GMAC Mortgage, LLC, 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 Brenda F. Wadsworth, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 173, according to the map of Forest Parks, 1st Sector, 1st Addition, as recorded in Map Book 22, Page 39, in the Probate Office of Shelby County, Alabama; being situated in 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 228 Page 341 and Volume 228, Page 339.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 236 Page 829.
5. Easement/right-of-way to Alabama Power Company as recorded in Book 139 Page 127; Volume 236, Page 829; Volume 133, Page 210; Volume 31, Page 255; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 323; Volume 236, Page 829; Volume 124, Page 519; Volume 126, Page 191; Volume 139, Page 127 and Volume 236, Page 829.
6. Mineral and mining rights as recorded in Book 53 Page 262.
7. Agreement recorded in Volume 334, Page 585, in the Office of Shelby County, Alabama.
8. Easement for Road right of way and ingress/egress, as recorded in Volume 287, Page 888, in the Probate Office of Shelby County, Alabama.
9. Rights outstanding under those certain easement agreements conveyed to Shelby County by instrument recorded in Inst. No. 1993-3962, et seq. in the Probate Office of Shelby County, Alabama.
10. Restrictions, covenants and conditions as set forth in Inst. No. 1997-4563, in the Probate Office of Shelby County, Alabama.

11. 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. 20070618000284740, in the Probate Office of Shelby County, Alabama.

\$ 101,500.00 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 Grantor, has hereto set its signature and seal, this the 20 day of September, 2007.

GMAC Mortgage, LLC

by, [Signature]

Its LSO

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sara White, whose name as LSO of GMAC Mortgage, LLC, 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 20 day of September, 2007.

Shelby County, AL 10/17/2007
State of Alabama

Deed Tax: \$128.50

[Signature]
NOTARY PUBLIC

My Commission expires: 2-6-11

AFFIX SEAL

2007-001846

