

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

Send Tax Notice to: Josh Cook

500 Henry. 343 Columbiana, Ac 3505

## SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eight thousand and 00/100 Dollars (\$108,000.00) to the undersigned Grantor, Homecomings Financial, LLC, a corporation, by Residential Funding Corporation, as Attorney in Fact, (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 Josh Cook, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 21 South, Range 1 West being more particularly described as follows:

Beginning at the Southeast corner of Southeast 1/4 of the Southwest 1/4, Section 22, Township 21 South, Range 1 West; thence South 89 degrees and 30 minutes West along South boundary of said forty a distance of 210.0 feet to a point; thence North 0 degrees and 30 minutes West a distance of 600.0 feet to a point on the South side of paved county road; thence North 51 degrees amd 30 minutes East along South side of road of said road a distance of 191.5 feet to a point on South side of paved road and on the West side of an old woods road; thence South 2 degrees 0 minutes East along West side of old road a distance of 342.7 feet to a point; thence South 38 degrees and 0 minutes East along West side of old road a distance of 79.8 feet to a point on the East boundary of said forty; thence South 0 degrees and 30 minutes East along forty line a distance of 314.0 feet to point of beginning, 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. Minerals and mining rights not owned by Grantors
- 4. Transmission Line Permit to Alabama Power Company in Deed Book 130, Page 289 and Deed Book 192, Page 142.
- 5. Less and Except any portion lying in a Public Road Right of Way.
- Rights of others in and to use of the Old Woods Road as shown by Survey of Thomas D. Horn dated 10/24/81.
- 7. 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. 20070827000401220, in the Probate Office of Shelby County, Alabama.
- \$\\_106,331.00\ 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 \_\_\_\_\_ day of October, 2007.

Homecomings Financial, LLC By, Residential Funding Corporation by. As Attorney in Fact 20071102000508390 2/2 \$16.00 Shelby Cnty Judge of Probate, AL 11/02/2007 01:50:36PM FILED/CERT I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that whose name as Funding Corporation, as Attorney in Fact for Homecomings Financial, 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, action in its capacity as Attorney in Fact as day of October, 2007

Given under my hand and official seal, this the

Shelby County, AL 11/02/2007 State of Alabama

Deed Tax: \$2.00

aforesaid.

STATE OF

COUNTY OF

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2007-002081

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