



20080129000036800 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/29/2008 12:09:11PM 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:
Presley Gilmore

224 Stonecreek Place
Calera, AL 35040

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred fourteen thousand and 00/100 Dollars (\$114,000.00) to the undersigned, 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 Presley Gilmore, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Final Plat of Stonecreek Phase 3, as recorded in Map Book 36, Page 37, 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. Mineral and mining rights excepted, including release of damages.
4. Restrictions appearing of record in Inst. No. 2005-38554 and Inst. No. 2003-81566.
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. 20070726000348330, in the Probate Office of Shelby County, Alabama.

\$ 114,000 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.

J. Parmer

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

GMAC Mortgage, LLC

By: [Signature]

Its _____

STATE OF Texas

COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ryan Kelly, whose name as ISO 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 28 day of December, 2007.

[Signature]
NOTARY PUBLIC Sommer Haney
My Commission expires: June 15, 2011
AFFIX SEAL

2007-002338

