

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

Send Tax Notice to:

Ginger H. Sova

Sally Underwood

3077 Co Rd 81

Clanton, AL

35045

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-four thousand nine hundred and 00/100 Dollars (\$84,900.00) to the undersigned, Homecomings Financial, LLC, a corporation, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Ginger H. Sova, and Sally Underwood, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, According to the Survey of Applegate Gardens, as recorded in Map Book 29, Page 52 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 Grantees herein assume and agree to pay.
3. 25 Foot Building line as shown by recorded map.
4. 25 foot building line as East as shown by recorded map.
5. 15 foot utility and drainage easement on rear as shown by recorded map.
6. 15 foot utility easement on East as shown by recorded map.
7. Subdivision restrictions shown on record plat in map book 29, page 52, provide for construction of single family residences only.
8. Restrictions appearing of record in instrument 2002/509930 in the Probate Office of Shelby County, Alabama.
9. Mineral and Mining rights and rights incident thereto recorded in Instrument 2001-4112 in the Probate Office of Shelby County, Alabama.
10. 13 foot easement on West as shown by recorded map.
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. 20071026000495120, in the Probate Office of Shelby County, Alabama.

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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 14 day of February, 2008.

Homecomings Financial, LLC

By: [Signature]

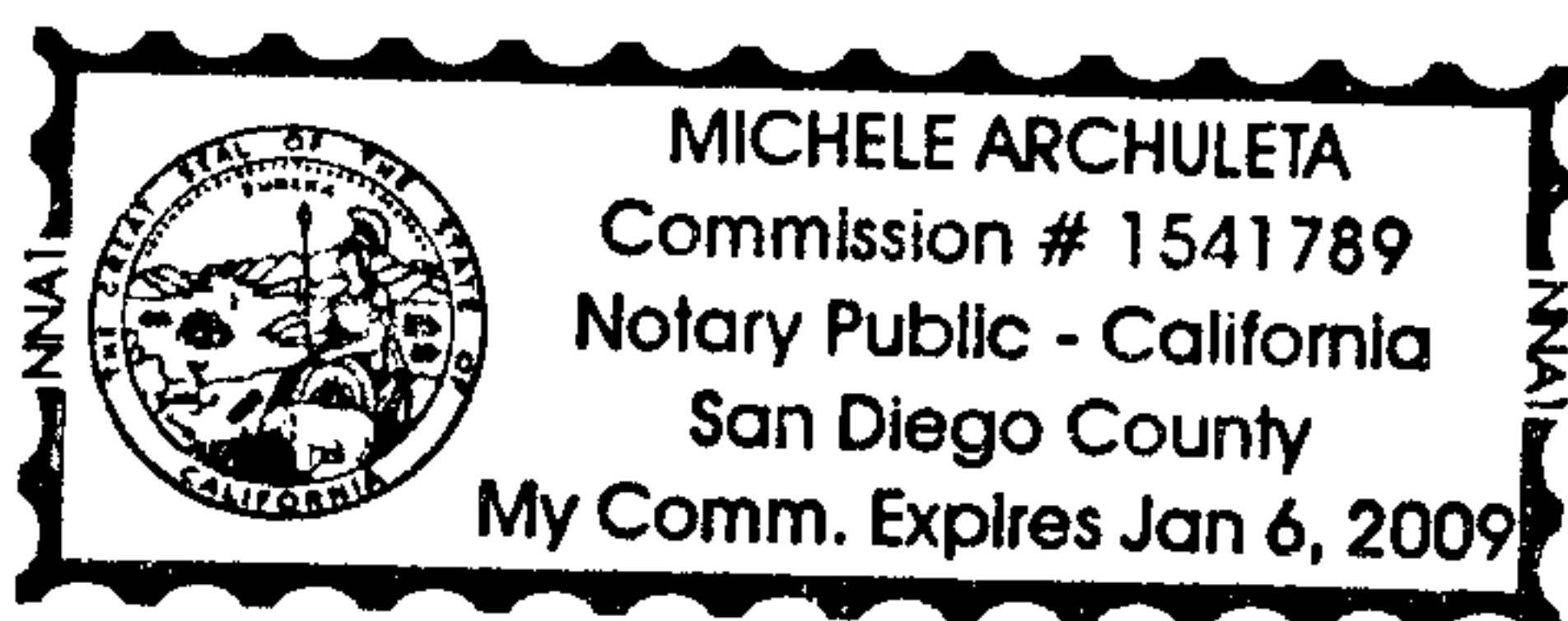
Its Sharmel Dawson-Tyau

STATE OF CA

COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharmel Dawson-Tyau, whose name as VP of 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.

Given under my hand and official seal, this the 14 day of February, 2008.



[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2007-002760

Shelby County, AL 03/18/2008  
State of Alabama

Deed Tax: \$85.00