

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
C. Randall Sullivan
115 Chase Plantation Parkway
Birmingham, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY) **SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thirty Five Thousand and 00/100 (\$135,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Capital One, a corporation**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **C. Randall Sullivan**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 58, according to the Survey of Chase Plantation, 3rd Sector, as recorded in Map Book 9, Page 47, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2008 and subsequent years not yet due and payable until October 1, 2008.
Existing covenants and restrictions, easements, building lines and limitations of record.

Property being conveyed herein does not constitute the homestead of the Grantors or that of their spouse.

\$121,500.00 of the consideration was paid from the proceeds of a mortgage loan.
Property is being conveyed in its present "AS-IS" condition.

C. Randall Sullivan and C.R. Sullivan is one and the same person.

All rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale, that certain mortgage given by Jennifer Kelly to Mortgage Electronic Registration Systems, Inc., as nominee for National Bank of Commerce of Birmingham, recorded in Instrument No. 20031008000677540 and assigned to Capital One and recorded in Instrument No. 20061107000547370 in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to Capital One recorded in Instrument No. 20070730000352190, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire July 25, 2008, one (1) year from the date of foreclosure.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

Shelby County, AL 04/03/2008
State of Alabama

Deed Tax: \$13.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 20th
day of March, 2008.

CAPITAL ONE

By: *Jeff Stevens*
Printed Name: Jeff Stevens
Its: Assistant Vice President

STATE OF Louisiana)
Parish
COUNTY OF East Baton Rouge

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
Jeff Stevens, whose name as Assistant Vice President of Capital
One, whose name 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 Instrument,
he/she, in their capacity as such officer, executed the same voluntarily for and as the act of
said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of July, 2007.

Ludrick P. Hidalgo
NOTARY PUBLIC
My Commission Expires: at my death

