

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

Send Tax Notice to:  
Debra Hawkins  
Staci Hawkins  
189 Grande View Parkway  
Maylene, AL 35114

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred eighty-six thousand nine hundred and 00/100 Dollars (\$186,900.00) to the undersigned, Homesales, Inc., a corporation, by Fidelity National Asset Management Solutions, 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 Debra Hawkins and Staci Hawkins, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 707, according to the Survey of Grande View Estates Givianpour Addition to Alabaster, 7th Addition, as recorded in the Map Book 21, Page 134 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 245 Page 270.
4. Covenants, conditions and restrictions as set forth in Instrument No. 1995-5892, 1995-28543, 1995-28544, 1996-339, 1996-26258, 1996-29192, 1996-37928 and 1996-37929.
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. 20071026000495150, in the Probate Office of Shelby County, Alabama.

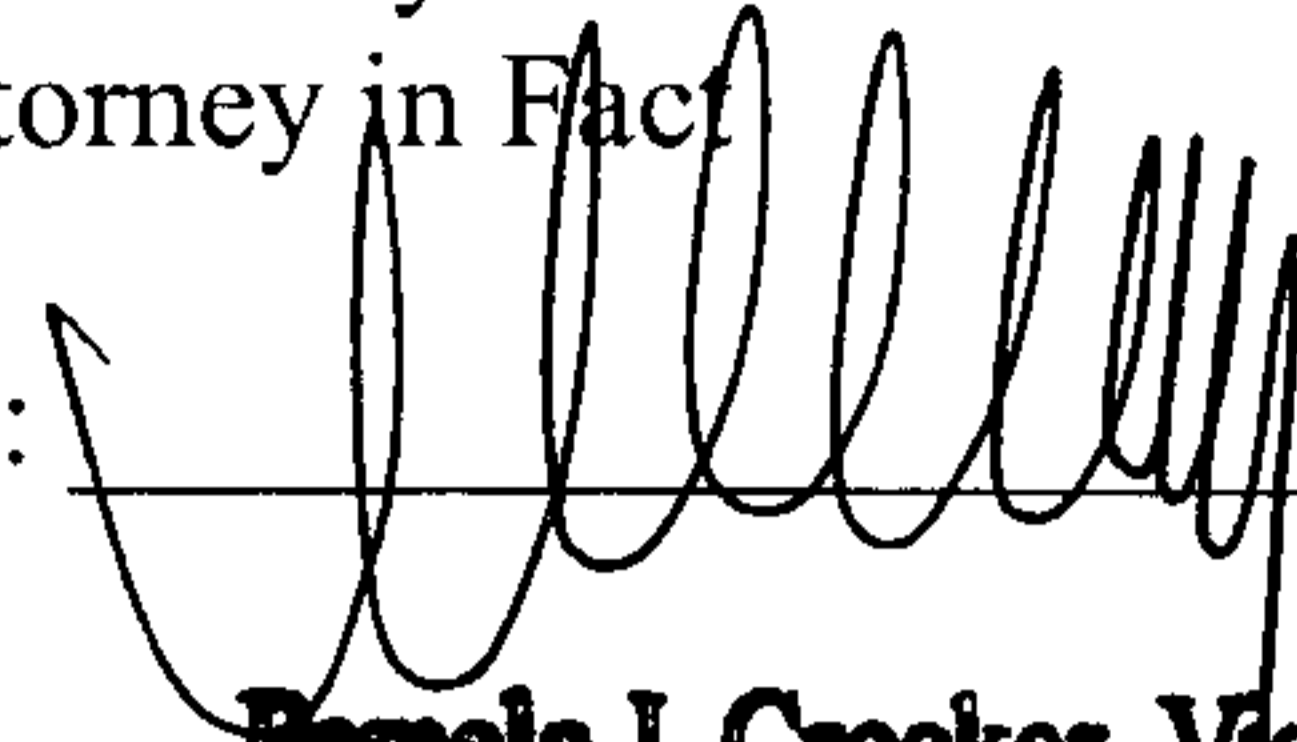
\$ 186,900.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 26 day of February, 2008.

Homesales, Inc.  
By Fidelity National Asset Management Solutions, as  
Attorney in Fact

By:   
Its Pamela J. Crocker, Vice President

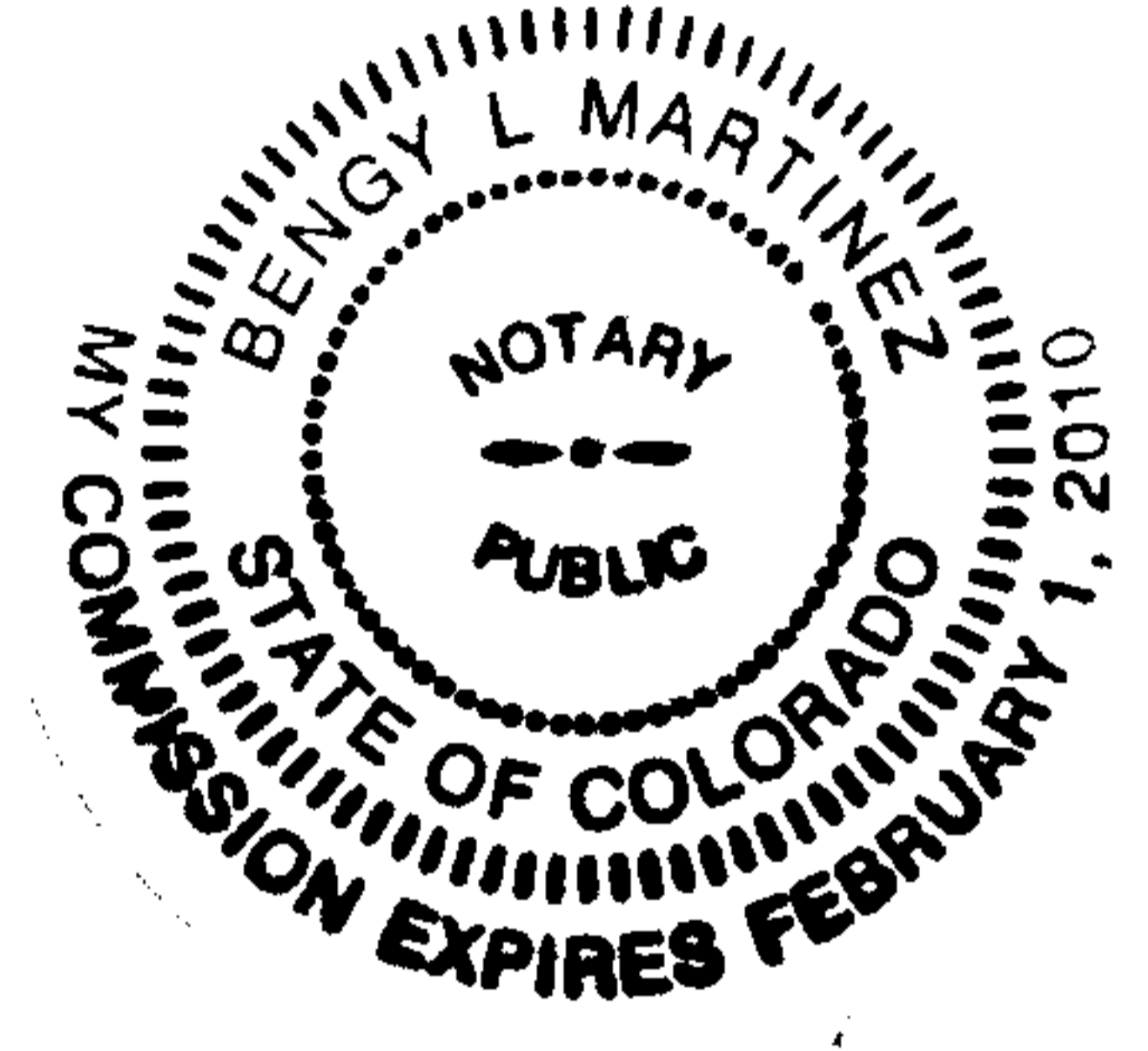
STATE OF Colorado  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela J. Crocker, whose name as Vice President of Fidelity National Asset Management Solutions, as Attorney in Fact for Homesales, Inc., 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, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 26 day of February, 2008.



NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL



2007-003671