

This Document Prepared By:

Allison Bourke
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Return to:

Title2Land, LLC
11851 Wentling Ave., Suite A
Baton Rouge, Louisiana 70816

Source of Title: Instrument Number: 20070502000202840

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 of JUNE, 2008 between **Beal Bank, S.S. B.** as grantor(s) pursuant to that grant of authority a copy attached hereto and made a part hereof, whose address is , to **Loretta Nechole Headley**, a **MARRIED WOMAN**, as grantee, whose address is 2191 Old Cahaba Place, Helena, AL 35080-7068.

WITNESSETH: that the grantors, for in consideration of the sum of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00)** and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantees heirs forever the following described land located in the County of Shelby, State of Alabama, to-wit:

The following described property situated in Shelby County, Alabama, to-wit:

Lot 402, according to the Survey of the amended map Old Cahaba Lakewood Sector, as recorded in Map Book 25, Page 26, in the Probate Office of Shelby County, Alabama.

Being the same property acquired by Foreclosure Deed from Juan D. Ledezma and Febe C. Ledezma to Beal Bank, S.S. B. dated April 17, 2007 and recorded May 2, 2007 as Instrument # 20070502000202840, of the official records of Shelby County, Alabama.

Municipal Address: 2191 Old Cahaba Place, Helena, AL 35080
Parcel No.: 13-4-20-1-004-002.000

Send Tax Bill To: Loretta Nechole Headley, 2191 OLD CAHABA PLACE, HELENA, AL 35080

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for 2007 and subsequent years.

SUBJECT to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office 2001-28430; said mortgage Foreclosure Deed dated June 20, 2001 and filed for record in said Probate Office in 2001-28430.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.

Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantors hand and seal the day and year first above written.

Beal Bank, S.S. B.

BY:

Authorized Agent:

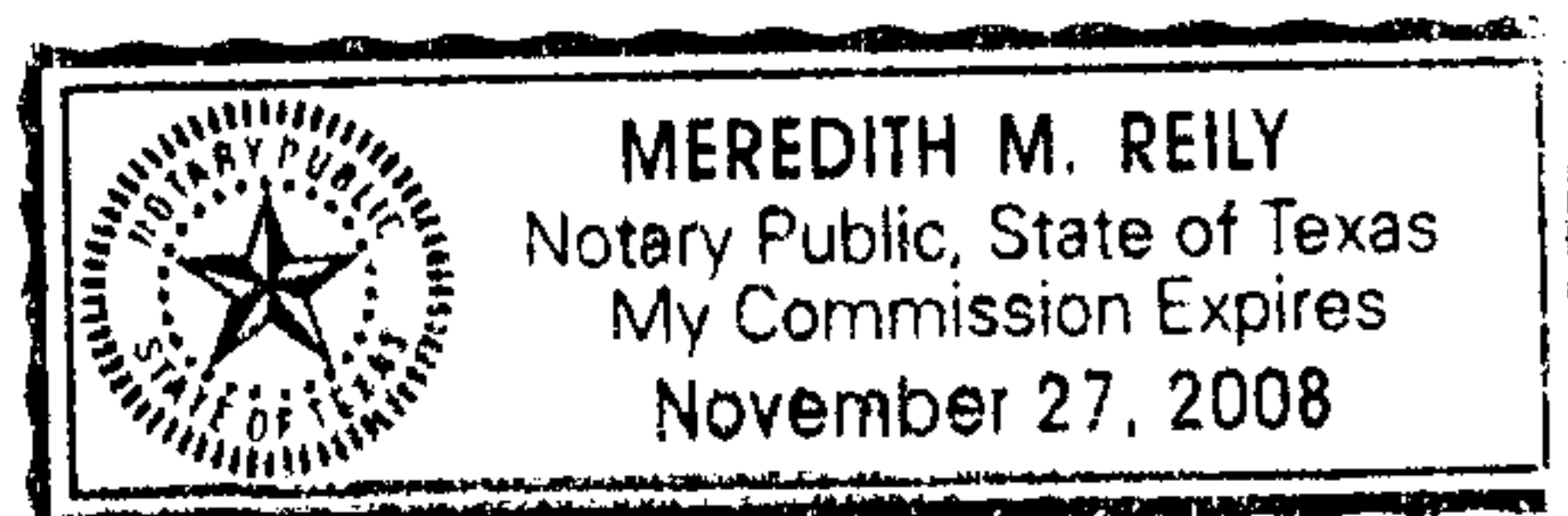
Kent Twitchell
Its Authorized Signatory

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, A Notary Public in and for said State at Large, hereby certify that Kent Twitchell, whose name as Authorized Agent for **Beal Bank, S.S. B.**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such Authorized Agent with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 27th of May, 2008.

My commission expires: 11/27/08



Meredith M. Reily
Notary Public
Meredith M. Reily

Shelby County, AL 06/20/2008
State of Alabama

Deed Tax: \$9.50