



20080902000349200 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/02/2008 12:48:13PM 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:
Mary Kathryn Searcy

320 Stoney Trail
Maylene, AL 35114

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One hundred thirty thousand and 00/100 Dollars (\$130,000.00) to the undersigned, National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc., 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 Mary Kathryn Searcy, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Map of Plat of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107, in the Office of the Judge of Probate 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. Easement/right-of-way to Alabama Power Company as recorded in Book 218 Page 374 and Book 247, 399.
4. Easement/right-of-way to Alabama Power Company as recorded in Instrument No. 20060201000052500.
5. Easement/right-of-way to Bellsouth as recorded in Instrument No. 20060125000041030.
6. Restrictions appearing of record in Instrument No. 20060726000359530 and Instrument No. 20060918000461860.
7. 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. 20080408000142250, 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 09/02/2008
State of Alabama

Deed Tax: \$2.00

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

National City Home Loan Services, Inc. n/k/a Home Loan
Services, Inc.

By: Eileen Papariella

Its Eileen Papariella, Asst VP

STATE OF PA

COUNTY OF Allegheny

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Eileen Papariella, Asst VP, whose name as _____ of National
City Home Loan Services, Inc. n/k/a Home Loan Services, 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.

Given under my hand and official seal, this the 15 day of August, 2008.

Katherine A. Weir
NOTARY PUBLIC
My Commission expires: 11/17/11
AFFIX SEAL

2008-001124

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Katherine A. Weir, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Nov. 17, 2011
Member, Pennsylvania Association of Notaries