



20080911000361710 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
09/11/2008 01:27:48PM FILED/CERT

Shelby County, AL 09/11/2008
State of Alabama

Deed Tax: \$100.00

This Instrument Prepared By:
Paul Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-080700367S

Send Property Tax Notice to:

195 College Street
Vincent, AL 35178

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) cash in hand paid to

CitiFinancial Corporation, LLC

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Jared McDaniel, an unmarried man

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

- ✓ Lots B & C, of Block Two, according to resurvey of Cottage Hills Subdivision, Vincent, Alabama, as recorded in Map Book 4, Page 64, in the Probate Office of Shelby County, Alabama: Situated in Shelby County, AL.

Subject to all restrictions, reservations, rights, easements, rights of way, provisions, covenants, and building set-back lines of record.

Property Address: 195 College Street, Vincent, AL 35178

Parcel ID Number: 075151003008002 & .000

Source of Title: 20080530000218990

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in 20080530000218990 Shelby County, Alabama Judge of Probate.

\$90,000.00 of the consideration was paid from the proceeds of a first mortgage and \$0.00 for a second mortgage filed simultaneously herewith.

Property Address: 195 College Street, Vincent, AL 35178

AL_SpecialWarrantyDeed.rdw

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IN WITNESS WHEREOF, CitiFinancial Corporation, LLC, has caused these present to be executed in its name and on its behalf as aforesaid, on this 26th day of August, 2008.

CitiFinancial Corporation, LLC

Tessa McCarrell
Witness Tessa McCarrell

Judy Brogan (Seal)
By: Judy Brogan
Its: Assistant Vice President

State of Texas
County of Dallas

(Corporate Seal)

I, Selinda D. Perry, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Judy Brogan whose name as Asst. Vice President of CitiFinancial Corporation, LLC, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 26th day of August, 2008.

Selinda D. Perry
Notary Public
My Commission Expires: _____

[Seal]

195 College Street
Vincent, AL, 35178
Servicer Loan #:

