

SPECIAL WARRANTY DEED					
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: \$164,900.00					
SOURCE OF TITLE:		THIS INSTRUMENT WAS PREPARED BY <i>Tom Larson</i>			
Instrument Number 20080205000046960		Resource Title Gulf States LLC-AL 3931 Gallatin Pike Suite B Nashville, TN 37216 866-625-0482			
085320AL					
ADDRESS NEW OWNER(S) AS FOLLOWS: Jim O'Neill and Lynne O'Neill		SEND TAX BILLS TO: <i>Same</i>		MAP-PARCEL NUMBERS 28-4-17-1-002-001.000 /	
(NAME) 148 Renwick Lane		(NAME) 123 Anystreet			
(ADDRESS)		(ADDRESS)			
Calera	AL	35040	Anytown	AL	12345
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, MTGLQ Investors, L.P., SAID GRANTOR DOES HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO Jim O'Neill and Lynne O'Neill,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:

Real Estate situated in Shelby County, Alabama, to-wit:

Lot I, according to the Final Plat of Camden Cove West, Sector One, as recorded in Map Book 33, Page 143, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Alex Pestalitz and Meredith Pestalitz, as joint tenants of survivorship, by Corporation Form Warranty Deed, jointly for Life with Remainder to Survivor from Southern Home Services, LLC dated July 15, 2005 and recorded on July 25, 2005 in Instrument No. 20050725000371110, Probate Office for Shelby County, Alabama, AND;

Being the same property conveyed to MTGLQ Investors, L.P. by Foreclosure Deed from Corvin Auctioneering, LLC dated December 18, 2007 and recorded February 5, 2008 in Instrument Number 20080205000046960, Probate Office for Shelby County, Alabama.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations; 7) Mineral reservations of record, if any.

unimproved ☐

This is ☒ property, known as 148 Renwick Lane Calera 35040

improved

(House Number, (Street)

(City or Town)

(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Jim O'Neill and Lynne O'Neill, and his/her/their assigns, forever.

Said MTGLQ Investors, L.P., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

*CONSIDERATION OF DEED BEING PAID BY MORTGAGE
\$162,752.00*

Shelby County, AL 09/17/2008
State of Alabama


Deed Tax: \$2.50

20080917000368770 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
09/17/2008 12:27:51PM FILED/CERT

DP

IN WITNESS WHEREOF, the said MTGLQ Investors, L.P., has executed this deed this 14th day of August, 2008

MTGLQ Investors, L.P.

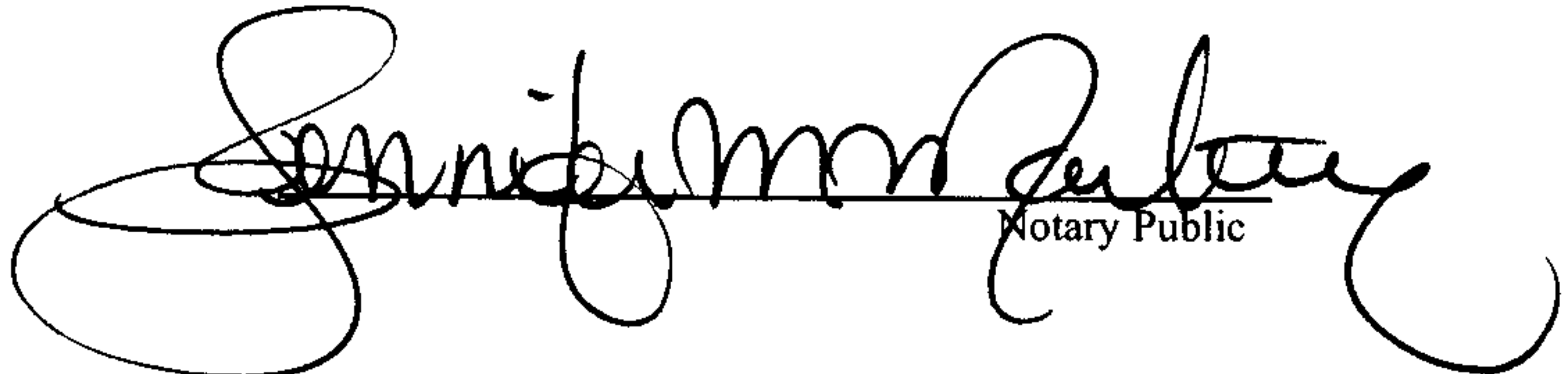
By  J. LYNN BURROW
ASSISTANT VICE PRESIDENT
LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

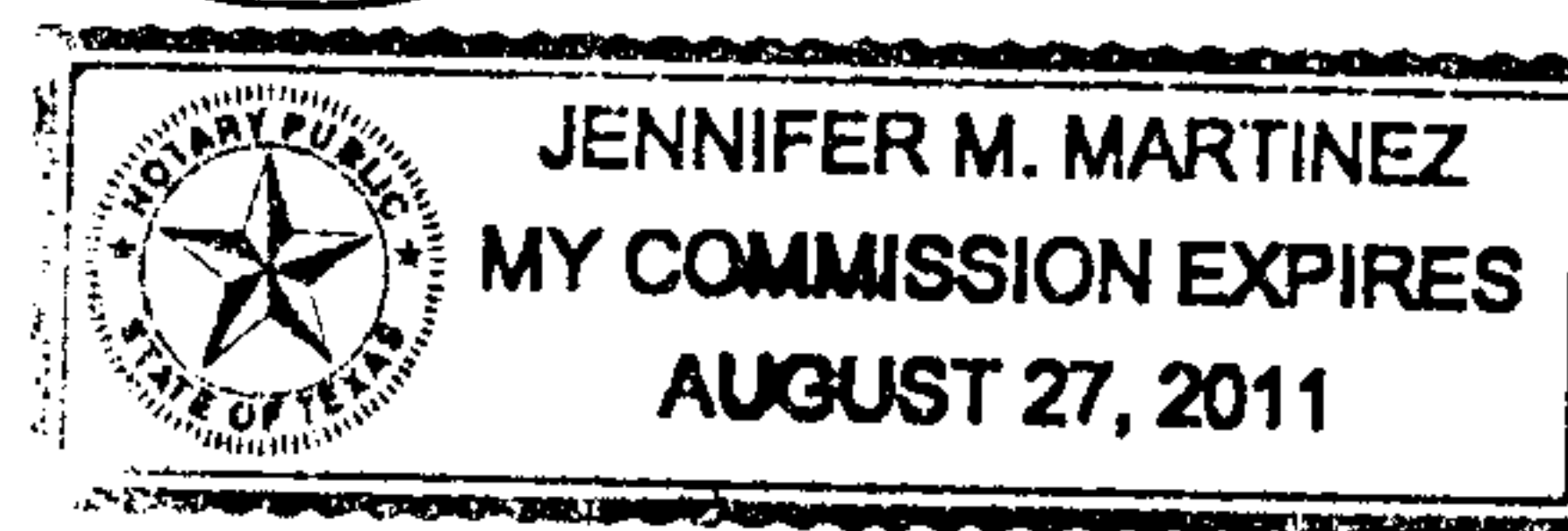
STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared J. LYNN BURROW, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing, LP, the Attorney in Fact of said MTGLQ Investors, L.P., the within named bargainor, and that he/she is such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book 1111 Page 1111 of Instrument Number 1111 of record in 1111 Office of the Probate Judge for Shelby County, Alabama.

Witness my hand and Notarial Seal this 14th day of August, 2008

My Commission expires: _____



Notary Public



RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

085320AL


20080917000368770 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
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