

20081113000439050 1/2 \$33.00
Shelby Cnty Judge of Probate, AL
11/13/2008 03:29:38PM 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:
Jerry A. Davis
Sharon D. Davis
288 12 Oaks Circle
Chelsea, AL 35043

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty-four thousand nine hundred and 00/100 Dollars (\$84,900.00) to the undersigned, CitiMortgage, Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc., a corporation, by Authorized Signer of National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS"), as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jerry A. Davis, and Sharon D. Davis, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the Northwest quarter of the Northwest quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the intersection of the West boundary of Thompson Street and the South boundary of Carters Lane (as located in the Northwest quarter of the Northwest quarter of Section 25, Township 21 South, Range 1 West in the City of Columbiana; thence Westerly along said South boundary 112.0 feet; thence left 88 degrees 46 minutes and 30 seconds in a Southerly direction of 120.00 feet; thence left 91 degrees 7 minutes in an Easterly direction 144.50 feet to an intersection with said West boundary; thence left 90 degrees 4 minutes 30 seconds in a Northerly direction along said West boundary 120.20 feet to the point of beginning.

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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Shelby County as recorded in Book 88 Page 89.
4. 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. 20080305000090480, in the Probate Office of Shelby County, Alabama.

\$ 67,920.00 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 16th day of September, 2008.

CitiMortgage, Inc., successor by reason of merger with
Citifinancial Mortgage Company, Inc.
By Authorized Signer of National Default REO Services, a
Delaware Limited Liability Company dba First American Asset
Closing Services ("FAACS"), as Attorney in Fact

By: Maria Carullo

Its MARIA CARULLO, VP

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

Shelby County, AL 11/13/2008
State of Alabama

Deed Tax: \$17.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
MARIA CARULLO, whose name as VP of Authorized Signer
of National Default REO Services, a Delaware Limited Liability Company dba First American Asset
Closing Services ("FAACS"), as Attorney in Fact for CitiMortgage, Inc., successor by reason of merger
with Citifinancial Mortgage Company, 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 16 day of September, 2008.

[Signature]
NOTARY PUBLIC

My Commission expires: 07/02/2012
AFFIX SEAL

2008-000785

