20081118000442690 1/2 $15.50
Shelby Cnty Judge of Probate,AL
11/18/2008 10:46:13AM 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:
Bonnie Boothe

533 NW 11th Street
Alabaster, AL 35007

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-eight thousand eight hundred eighty-eight and 00/100 Dollars ($98,888.00) to the undersigned, SunTrust Mortgage, 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 Bonnie Boothe, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Block 2, according to the survey of Hamlet, second sector, as recorded in Map Book 8, Page 36, in the Probate Office 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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
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. 20080505000182520, in the Probate Office of Shelby County, Alabama.

$ 97,359.00 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 Grantee, his/her heirs and assigns, forever.

Shelby County, AL 11/18/2008
State of Alabama

Deed Tax:$1.50

20081118000442690 2/2 $15.50
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IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 31st day of September, 2008.

SunTrust Mortgage, Inc.

By: _____

Its Wayne A. Hamol Vice President

STATE OF Virginia

~~COUNTY OF~~ City of Richmond

I, the undersigned, a Notary Public in and for said ~~County~~ City, in said State, hereby certify that Wayne A. Hamol, whose name as Vice President of SunTrust Mortgage, 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 30th day of September, 2008.

_____
NOTARY PUBLIC
My Commission expires:
AFFIX SEAL

2008-001633

TERRI LYNN MILLER
Notary Public
Commonwealth of Virginia
7187151
My Commission Expires Feb 29, 2012