

This instrument prepared by:  
Jeff G. Underwood, Attorney  
Sirote & Permutt P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205

Send Tax Notice to:

Daryn Flanders

Tammie Flanders

208 10<sup>th</sup> St N  
Clanton, AL 35045

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of one hundred fifty-four thousand nine hundred and 00/100 Dollars (\$154,900.00) 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 Daryn Flanders, and Tammie Flanders, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 113, according to the Survey of Southern Pines Fourth Sector, as recorded in Map Book 7, Page 68, 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 Grantees herein assume and agree to pay.
3. Easement/right-of-way to Alabama Power Company as recorded in Book 313 Page 193.
4. Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 313 Page 719 and Volume 324, Page 859.
5. Restrictive covenant as recorded in Book 28 Page 398 and Misc. Volume 32, Page 129.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
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. 20080220000069740, 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 Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the  
19<sup>th</sup> day of November, 2008.

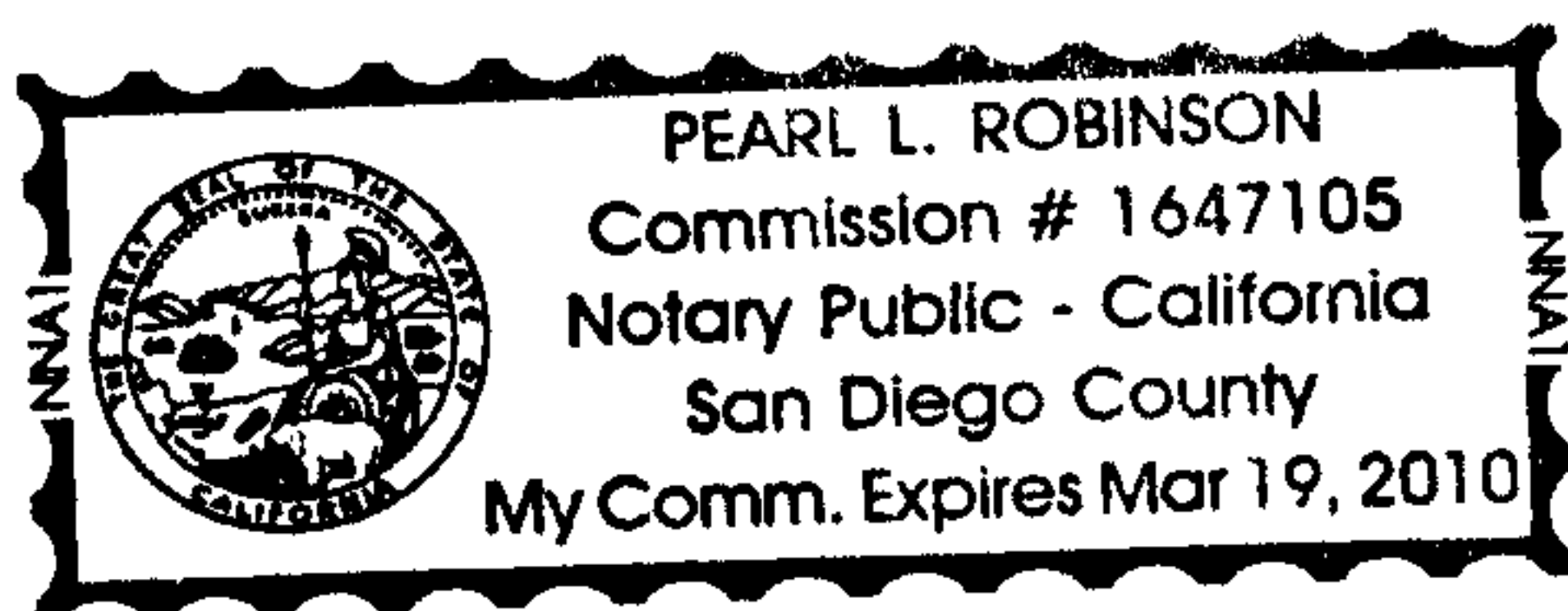
CitiMortgage, Inc., successor by reason of merger with  
CitiFinancial Mortgage Company, Inc.  
By Authorized Signer of National Default REO Services, a  
Delaware Limited Liability Company dba First American  
Asset Closing Services ("FAACS"), as Attorney in Fact

By: Maria Carrillo  
Its MARIA CARRILLO, VP

STATE OF CALIF  
COUNTY OF Riverside

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
MARIA CARRILLO, 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 19<sup>th</sup> day of November, 2008.



[Signature]  
NOTARY PUBLIC  
My Commission expires:  
AFFIX SEAL

2008-000513

Shelby County, AL 12/01/2008  
State of Alabama

Deed Tax: \$155.00