

20081231000481440 1/2 \$57.00
Shelby Cnty Judge of Probate, AL
12/31/2008 01:11:22PM FILED/CERT

Shelby County, AL 12/31/2008
State of Alabama

Deed Tax: \$43.00

This Instrument Prepared By:

Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-081200529S

Send Property Tax Notice to:

146 Hackberry Circle
Chelsea AL 35043

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) cash in hand paid to

**Bank of America, N.A., as successor in interest to LaSalle Bank National Association, as Trustee by, LPS
Asset Managment Solutions, Inc.**

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

Stephen R. Neill and Elisabeth R. Neill

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

✓ **Lot 503 Yellowleaf Ridge Estates, 5th Sector, as recorded in Map Book 25, on Page 132 in the Office of the Judge of Probate of Shelby County, Alabama.**

**Property Address: 146 Hackberry Circle, Chelsea, AL 35043
Parcel ID#09-8-33-0-002-003.000**

Source of Title: Instrument #20080808000320630

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 Instrument #20080808000320630.

\$ 172,000.00 of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Bank of America, N.A., as successor in interest to LaSalle Bank National Association, as Trustee by, LPS Asset Managment Solutions, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 12th day of Dec., 2008.

Bank of America, N.A., as successor in interest
to LaSalle Bank National Association, as
Trustee by, LPS Asset Managment Solutions,
Inc.

Leona Cowens
Witness Leona Cowens

By: [Signature] (Seal)
Its: Alexandra Medina Vice President

State of Colorado
County of Jefferson

(Corporate Seal)

I, Chantele Hanson, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Alexandra Medina Vice President whose name as President of Bank of America, N.A., as successor in interest to LaSalle Bank National Association, as Trustee by, LPS Asset Managment Solutions, Inc., 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 12 day of Dec., 2008
Chantele Hanson
Notary Public
My Commission Expires: 9/29/2012
[Seal]

146 Hackberry Circle
Chelsea, AL, 35043
Servicer Loan #: 1007390980

