

Shelby County, AL 02/06/2009
State of Alabama

Deed Tax: \$80.00

This Instrument Prepared By:
Paul M. Kemp
Morris[Hardwick]Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
BRR-090100006S

Send Property Tax Notice to:

1012 Royal Mile
Birmingham, AL 35242

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00) cash in hand paid to

**Bank of America, N.A., as successor in interest by merger with LaSalle Bank National Association, as
Trustee by LPS Asset Management Solutions, Inc., as Attorney In Fact**

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

Joseph Badolato, Jr. and Becky Walding

(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 736, according to the survey of Greystone Legacy, 7th Sector, as recorded in Map Book 30, Page 43, A, B and C in the Probate Office of Shelby County, Alabama.

**Property Address 1012 Royal Mile, Birmingham, AL 35242
Parcel ID#036232003032000**

Source of Title: Instrument #20081201000452740

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 #20081201000452740.

\$417,000.⁰⁰ of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second mortgage filed simultaneously herewith.

20090206000040630 2/2 \$94.00
Shelby Cnty Judge of Probate, AL
02/06/2009 12:48:40PM FILED/CERT

IN WITNESS WHEREOF, Bank of America, N.A., as successor in interest by merger with LaSalle Bank National Association, as Trustee by LPS Asset Management Solutions, Inc., as Attorney In Fact, has caused these present to be executed in its name and on its behalf as aforesaid, on this 20th day of January, 2009.

Bank of America, N.A., as successor in interest
by merger with LaSalle Bank National
Association, as Trustee by LPS Asset
Management Solutions, Inc., as Attorney In
Fact

By: Scott Keeter (Name)
Its: Scott Keeter, Vice President (Title)

For: _____
Attorney in Fact

State of Colorado
County of Jefferson

I, Chantele Hanson, the undersigned, being a Notary Public, in and for said County of Jefferson, hereby certify that, Scott Keeter, Vice President of _____, whose name as Attorney-in-Fact for Bank of America, N.A., as successor in interest by merger with LaSalle Bank National Association, as Trustee by LPS Asset Management Solutions, Inc., as Attorney In Fact, is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 20 day of January, 2009
Chantele Hanson
Notary Public
My Commission Expires: 9/20/2012

[Seal]

Reference:

1012 Royal Mile
Birmingham, AL, 35242
Servicer Loan #:

