20090206000040630 1/2 \$94.00 Shelby Cnty Judge of Probate, AL 02/06/2009 12:48:40PM FILED/CERT

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, AL35242

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

(hereinaster 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.

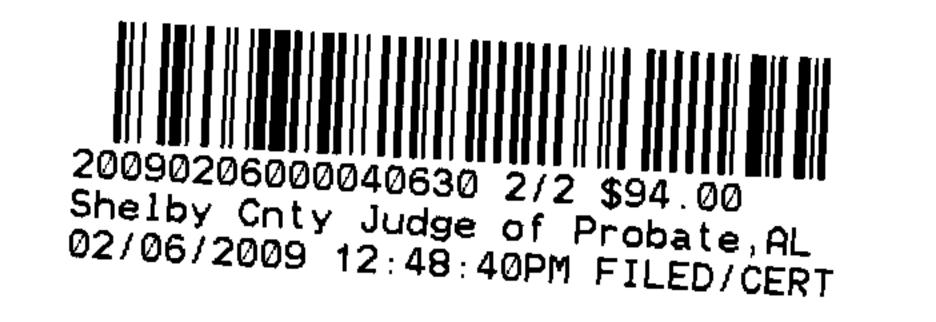
This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

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.

\$\frac{4/7,000.60}{\text{mortgage filed simultaneously herewith.}}\) of the consideration was paid from the proceeds of a first mortgage and 0.00 for a second

Property Address: 1012 Royal Mile, Birmingham, AL 35242 AL_SpecialWarrantyDeed.rdw

BRR-090100006S



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	
	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, Vice President (Titlte)
	For:
State of	Attorney in Fact Frig plesident a Notary Public, in and for said County of
in said State, hereby certify that, , whose successor in interest by merger with LaSalle Bank Nation Solutions, Inc., as Attorney In Fact, is signed to the foregadequate proof of identification, acknowledged before me conveyance he/she, in his/her capacity as such Attorney-voluntarily for and as the act of said corporation. Given under my hand and official seal this	nal Association, as Trustee by LPS Asset Management going conveyance, and who is known to me or provided ne on this day that, being informed of the contents of the in-Fact, and with full authority, executed the same
Reference:	
1012 Royal Mile Birmingham, AL, 35242 Servicer Loan #:	CHANTELE HANSON Notary Public State of Colorado