

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

Send Tax Notice to:  
Susan D. Woods

3442 Wildewood Drive  
Pelham, AL 35124

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of eighty-one thousand and 00/100 Dollars (\$81,000.00) to the undersigned, Homesales, 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 Susan D. Woods, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, Block 2, according to the Survey of Wildewood Village, First Addition, Second Sector as recorded in Map Book 8, Page 78 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. Easement/right-of-way to South Central Bell as recorded in Book 339 Page 406 and volume 351, Page 358.
4. Easement/right-of-way to Alabama Power Company as recorded in Book 340 Page 88.
5. 10-foot easement through lot as shown on recorded map.
6. 5-foot easement on north side of lot as shown on recorded map.
7. Agreement with Alabama Power Company recorded in Misc. Volume 45, Page 101.
8. Restrictions regarding Alabama Power Company recorded in Misc. Volume 45, Page 105.
9. Restrictions as shown on recorded plat.
10. 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. 20080516000200900, in the Probate Office of Shelby County, Alabama.

\$ 83,842.00 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.



20090216000053900 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
02/16/2009 01:30:24PM FILED/CERT

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 31<sup>st</sup> day of December, 2008.

Homesales, Inc.

By: \_\_\_\_\_

Its Alexandra Medina, Vice President

STATE OF Colorado

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alexandra Medina, Vice President, whose name as \_\_\_\_\_ of Homesales, 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 31<sup>st</sup> day of December, 2008.

Cheryl A. Anderson  
NOTARY PUBLIC  
My Commission expires: 6/24/09  
AFFIX SEAL

2008-002440

