


This Instrument Prepared By:

Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 322
Hoover, Alabama 35244

Send Tax Notice To:

Century Management Group, LLC


20090306000082930 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
03/06/2009 01:00:49PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Fifty-seven Thousand Nine Hundred Fifty and No/100 Dollars (\$57,950.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

CITIMORTGAGE, INC.

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

CENTURY MANAGEMENT GROUP, LLC

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. All assessments and taxes for the year 2008 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Any minerals or mineral rights leased, granted or retained by current or prior owners.

\$ 0 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee and his/her/its/their heirs and/or assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

Shelby County, AL 03/06/2009
State of Alabama

Deed Tax: \$58.00

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Rachel Demase who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9 day of February, 2009.

ATTEST:

CITIMORTGAGE, INC.

Allison Boreus
Its: Allison Boreus

By: Rachel Demase
Its: Closing Coordinator

STATE OF Pennsylvania)
COUNTY OF Allegheny)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Rachel Demase, whose name as Closing Coordinator of CITIMORTGAGE, INC., 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 9 day of February, 2009.

Karen A. Held
Notary Public
My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009
Member, Pennsylvania Association of Notaries

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EXHIBIT "A"

"Unit A" Building 9 of Chandalar South Townhouses, Phase 2, as recorded in Map Book 7, page 166 in Probate Office, located in the SW 1/4 of the SE 1/4 of Section 1 Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of said 1/4 - 1/4 Section, thence in a Northerly direction along the East line of said 1/4 - 1/4 Section, a distance of 980.76 feet; thence 90 degrees left in a Westerly direction a distance of 194.64 feet; thence 90 degrees left in a Southerly direction a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of Units "A", "B", "C", and "D" of said building 9; thence 85 degrees 51 minutes right in a Southwesterly direction along the outer face of said wood fence extending across the front of Units "D", "C", and "B" a distance of 67.17 feet to the Point of Beginning and the centerline of a wood fence common to unit "A" and "B"; thence 90 degrees right in a Northwesterly direction along the centerline of said wood fence, a party wall, another wood fence and storage building, all common to Units "A" and "B", a distance of 71.98 feet to the Northeast corner of said storage buildings; thence 90 degrees left in a Southwesterly direction along the Northwest outer face of said storage building a distance of 6.45 feet to the Northwest corner of said storage building; thence 90 degrees left in a Southeasterly direction along the Southwest outer face of said storage building a distance of 4.2 feet to a point on the outer face of a wood fence extending across the back of said Unit "A"; thence 90 degrees right in a Southwesterly direction along the outer face of said wood fence a distance of 19.12 feet to the corner of said wood fence; thence 90 degrees left in a Southeasterly direction along the outer face of a wood fence, said Unit "A" and another wood fence a distance of 67.78 feet to the Southwest corner of said wood fence that extends across the fronts of Units "A", "B", "C" and "D", thence 90 degrees left in a Northeasterly direction along the outer face of said wood fence extending across the front of said Unit "A" a distance of 25.97 feet to the Point of Beginning; being situated in Shelby County, Alabama.