

Send Tax Notice To:
Vertice Leo Wood
2195 Smokey Road
Alabaster, AL 35007

20090406000125410 1/1 \$14.50
Shelby Cnty Judge of Probate, AL
04/06/2009 02:46:36PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That the undersigned, CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to it by VERTICE L. WOOD, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said VERTICE L. WOOD, the following described real estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1, according to the survey of Smokey Ridge Estates, being a resurvey of Lots 3-A, 4-A, 5-A, and 6-A Spain Estates, as recorded in Map Book 32, Page 78 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO STATUTORY RIGHTS OF REDEMPTION EXISTING BY VIRTUE OF THAT CERTAIN FORECLOSURE DEED RECORDED IN INSTRUMENT # 20090120000017400, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

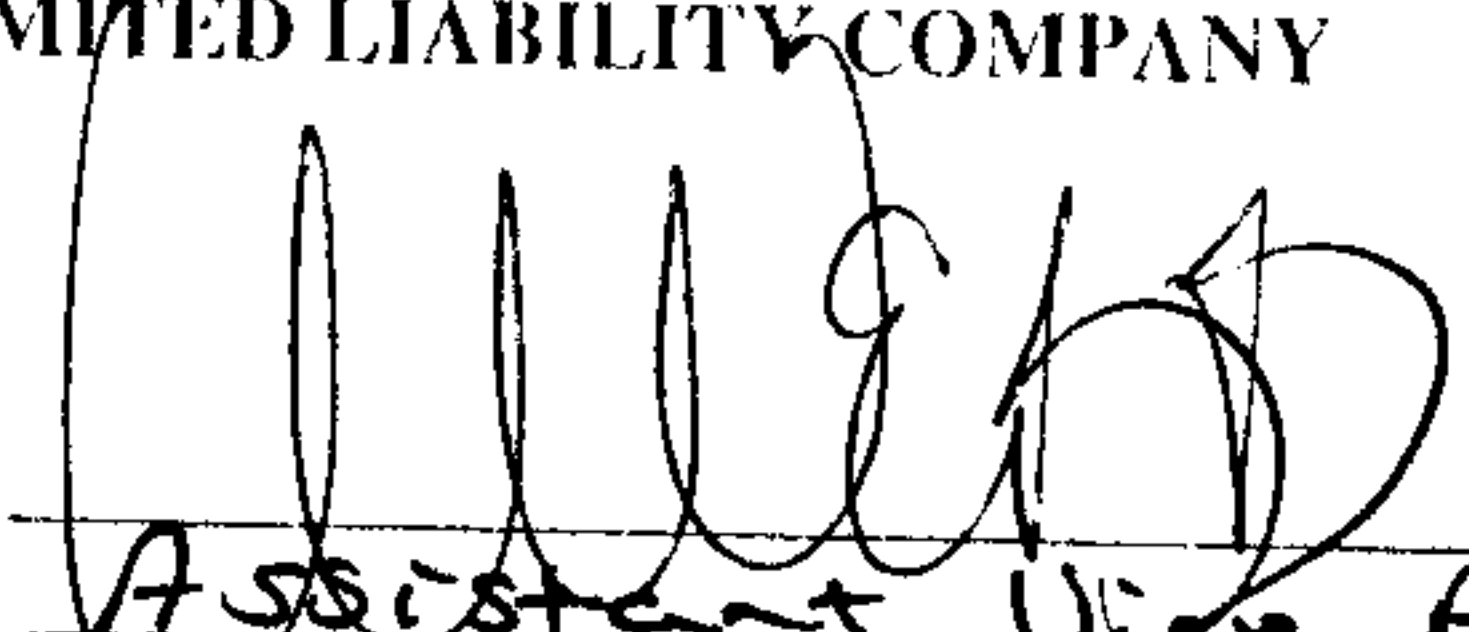
\$181,649.00 of the above recited consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD THE above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said VERTICE L. WOOD and unto his heirs and assigns forever. Said property being subject, however to ad valorem taxes due October 1, 2009; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of SHELBY County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

IN WITNESS WHEREOF, CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, has caused this instrument to be executed for and as the act of said corporation on this the 6th day of March, 2009.

CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY  (SEAL)
Its Assistant Vice President
Wendy Webb

STATE OF TEXAS)
COUNTY OF DALLAS)

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, Wendy Webb whose name as officer/authorized individual of CITIFINANCIAL CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY is signed to the foregoing conveyance as Assistant Vice President 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/authorized individual and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 6th day of March, 2009.

 (SEAL)
Notary Public:
My Commission Expires: 8/15/2012

Shelby County, AL 04/06/2009
State of Alabama

Deed Tax: \$3.50

This instrument was prepared by:
JAMES G. HARRISON
Stephens, Millirons, Harrison & Gammons
2430 L&N Drive, Huntsville, AL 35801
Re: 2195 Smokey Road, Alabaster, AL

