

Send tax notice to:
Jermy Jett and Tisha Jett
205 Greystone Glen Drive
Birmingham, Alabama 35242



20090410000133280 1/3 \$82.00
Shelby Cnty Judge of Probate, AL
04/10/2009 12:55:34PM FILED/CERT

Shelby County, AL 04/10/2009
State of Alabama

Deed Tax: \$65.00

FRS File No.: 595489 410626360

SPECIAL WARRANTY DEED

THE STATE OF ALABAMA }
COUNTY OF SHELBY }

That in consideration of (\$265,000.00) Two Hundred Sixty Five Thousand & No/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned GRANTOR, Sutton Funding, LLC, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of whereof is acknowledged, the said Grantor does by these presents, grant bargain, sell and convey unto Jermy Jett and Tisha Jett as joint tenants with rights of survivorship, (herein referred to as Grantees),

the following described real estate, situated in the County of Jefferson, State of Alabama, to-wit:

Lot 60, according to the Survey of The Glen at Greystone, Sector One, as recorded in Map Book 15, Page 97, in the Probate Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any portions(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent

assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

7. 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 dated August 19, 2008, and recorded in the probate office of Shelby County, Alabama.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

TO HAVE AND HOLD unto the said Grantees, their heirs and assigns, forever.

\$200,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the 26 day of March, 2009.

Sutton Funding, LLC

By:

Printed Name: 

Title: **Michele M. Curtis**
Assistant Secretary

THE STATE OF _____
COUNTY OF _____

}

SEE ATTACHED CALIFORNIA GENERAL PURPOSE
NOTARY ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____, of Sutton Funding, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 _____ day of _____, _____.

(Notarial Stamp or Seal)

Notary Public
My commission expires: _____



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State of California }
County of Sacramento } ss.

On **MAR 20 2009**, before me, **H. Clapp**, Notary Public, personally appeared **Michele M. Curtis**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary signature 

