

20090529000203080 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
05/29/2009 11:56:48 AM FILED/CERT

THIS INSTRUMENT STATE OF ALABAMA)
PREPARED BY:
James E. Bridges, III COUNTY OF SHELBY)
JAMES E. BRIDGES, III,
ATTORNEY AT LAW, P.C.
Post Office Box 297 STATUTORY
Gulf Shores, AL 36547-0297 WARRANTY DEED
(251) 968-3025

When recorded mail to:
Venture Title Group, LLC
100 Mallard Creek Rd., Suite 400
Louisville, Kentucky 40207

PURCHASE MONEY MORTGAGE FILED SIMULTANEOUSLY.

KNOW ALL MEN BY THESE PRESENTS, that CITICORP TRUST BANK, F/K/A TRAVELERS BANK & TRUST, FSB, a banking corporation, by and through its Attorney in Fact, US REAL ESTATE SERVICES, INC., a California corporation, hereinafter called the "Grantor," for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS in cash and other good and valuable consideration, in hand paid to the Grantor by AARON JONES and BRITTNY JONES, hereinafter called the "Grantees," the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantees, as tenants in common with equal interest during the period of their concurrent lives, and, upon the death of either of them, then to the survivor of the said Grantees, in fee simple, forever, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

FAIR MARKET
VALUE
\$ 99,900.00

Lot 4, according to the Resurvey of Candlewood, as recorded in Map Book 8, Page 104, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BEING the same property conveyed to Robert T. White and Marnie P. White, his wife, by Warranty Deed dated May 30, 1991, recorded June 7, 1991, of record in Deed Book 346, Page 712, in the Probate Office of Shelby County, Alabama; and

THEREAFTER, BEING the same property conveyed to Marnie P. White, by Quitclaim Deed dated August 17, 1996, recorded March 20, 1997, of record as Instrument Number 1997-08591; and

THEREAFTER, being the same property conveyed to Citicorp Trust Bank, F/K/A Travelers Bank & Trust, FSB, by Foreclosure Deed dated January 6, 2009, and recorded January 20, 2009, of record as Instrument Number 2009-17416, in the Probate Office aforesaid.

LESS AND EXCEPT such oil, gas, and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matters appearing on the plat recorded in Map Book 8, Page 04, including, but not limited to, any building setback lines and/or easements lying within the lot described hereinabove.
2. Declaration of Covenants, Condition, Restrictions, and Easements, recorded in Map Book 8, Page 104, and Book 31, Page 774.
3. Right-of-Way Deed for Public Road, dated February 9, 1965, recorded February 9, 1965, of record in Book 234, Page 219.
4. Right-of-Way Deed for Public Road, dated October 15, 1952, recorded October 20, 1952, of record in Book 156, Page 53.
5. Right-of-Way Deed for Public Road, dated August 20, 1952, recorded July 28, 1953, of record in Book 154, Page 518.

Shelby County, AL 05/29/2009
State of Alabama
Deed Tax : \$8.50

6. Right-of-Way Deed for Public Road, dated August 20, 1952, recorded July 28, 1953, of record in Book 154, Page 522.
7. Right-of-Way Deed for Public Road, dated December 2, 1970, recorded January 5, 1972, of record in Book 271, Page 744.
8. Right-of-Way Grant to construct, maintain, operate, alter, protect, repair, remove, change the size of and replace pipe and appurtenances including valves and rectifiers for the transportation of oil, crude petroleum and refined petroleum products or combinations thereof or similar thereto, natural and artificial gas, casinghead and natural gasoline and any other liquids, gases or solids, to Plantation Pipe Line Company, a Delaware and Virginia Corporation, dated March 17, 1969, recorded March 27, 1969, of record in Book 257, Page 288.
9. Pipeline Easement to construct, maintain, operate, alter, protect, repair, remove, change the size of and replace pipe and appurtenances including valves and rectifiers for the transportation of oil, crude petroleum and refined petroleum products or combinations thereof or similar thereto, natural and artificial gas, casinghead and natural gasoline and any other liquids, gases or solids, to Plantation Pipe Line Company, a Delaware Corporation, dated August 19, 1941, recorded September 27, 1941, of record in Book 112, Page 346.
10. Right-of-Way Grant to construct, maintain, operate, alter, protect, repair, remove, change the size of and replace pipe and appurtenances including valves and rectifiers for the transportation of oil, crude petroleum and refined petroleum products or combinations thereof or similar thereto, natural and artificial gas, casinghead and natural gasoline and any other liquids, gases or solids, to Plantation Pipe Line Company, a Delaware and Virginia Corporation, dated April 16, 1956, recorded April 16, 1956, of record in Book 129, Page 438.
11. Pipeline Permit to construct, maintain, operate, renew, repair, change the size of, increase the number of, relocate, remove and/or replace one or more pipe lines for the transportation of gas, oil, petroleum, or any substance or commodity, and telephone, telegraph and/or electric lines and all appliances, appurtenances, fixtures and equipment, to Southern Natural Gas Company, dated October 20, 1960, recorded December 23, 1960, of record in Book 213, Page 126.
12. Agreement for Underground Residential Distribution for utility service, between Alabama Power Company and Ralph Sanderson Realty Company, Inc., dated June 26, 1979, of record in Book 31, Page 768.
13. Easement of Appurtenant to maintain a water line and natural drainage area, between O. B. Benson and Jean H. Benson, his wife, and Rose Marie King, dated August 4, 1976, recorded October 11, 1976, of record in Book 301, Page 400.
14. Outstanding rights of redemption in favor of all persons or entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by Mortgage Foreclosure Deed dated the 6th day of January, 2009, and recorded January 20, 2009, in the Probate Office of Shelby County, Alabama, as Instrument Number 2009-17416, under and in accordance with the laws of the State of Alabama or the United States of America.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantees during the term of their concurrent lives, and upon the death of either of them, then to the survivor

of them, in fee simple, and to the heirs and assigns of such survivor, forever, together with every contingent remainder and right of reversion.

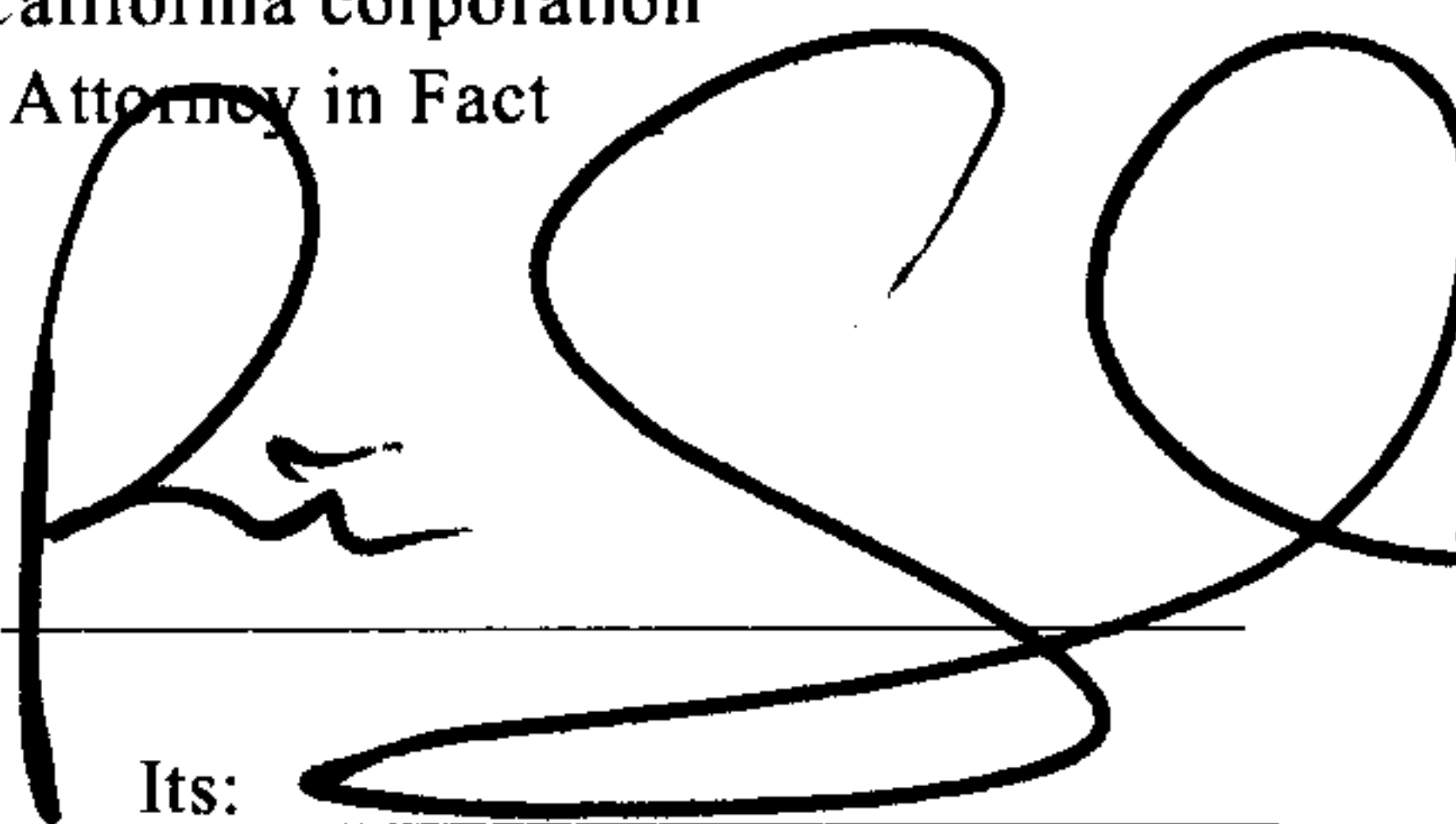

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this deed contains no warranty except against the acts of the within named Grantor(s), and all persons claiming by, through or under it.

James E. Bridges, III, in preparing this Warranty Deed, acts as scrivener only and does not represent or warrant title to the Grantee(s) herein whatsoever.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be properly executed on this the 23 day of April, 2009.

**CITICORP TRUST BANK, f/k/a TRAVELERS
BANK & TRUST, FSB**
A banking corporation

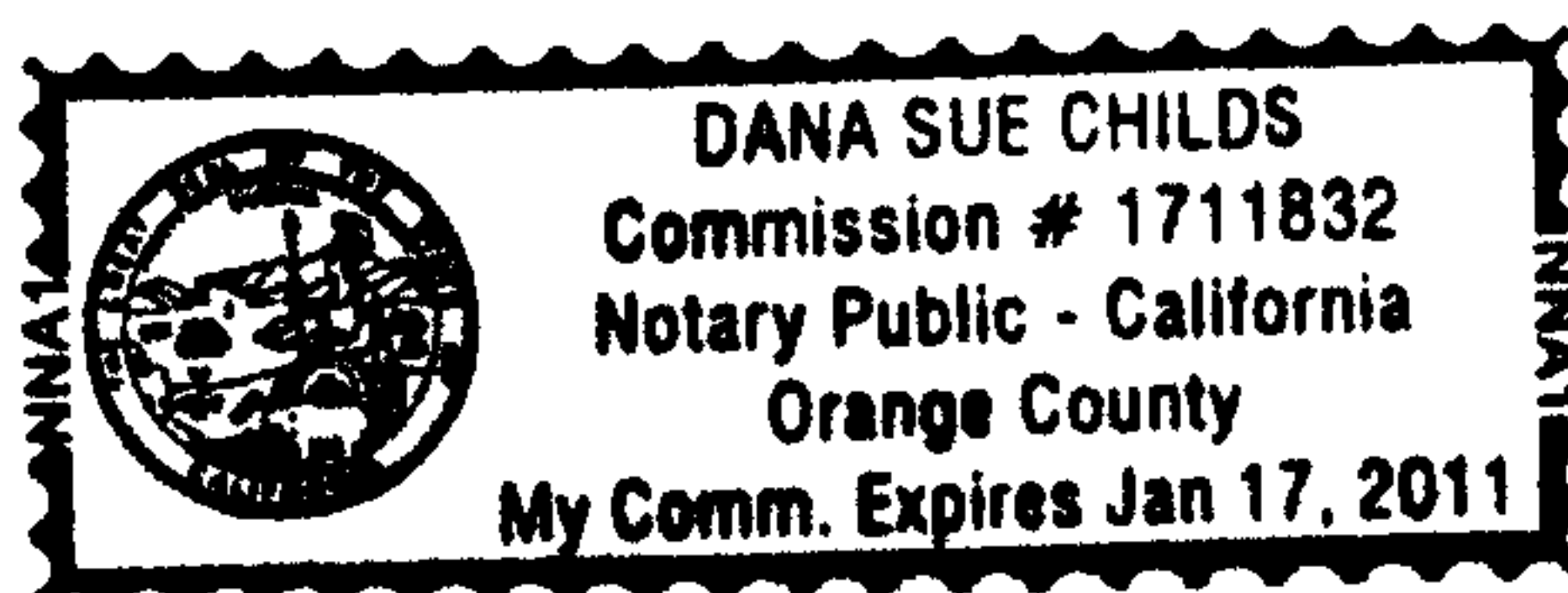
By: **US REAL ESTATE SERVICES, INC.**
A California corporation
Its: Attorney in Fact

By: 
Its: 

STATE OF California)
COUNTY OF Orange)

I, Dana Sue Childs, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rida Sharaf, whose name as Authorized Signer of **US REAL ESTATE SERVICES, INC.**, a California corporation, as Attorney in Fact for **CITICORP TRUST BANK, f/k/a TRAVELERS BANK & TRUST, FSB**, a banking 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 said conveyance, Rida Sharaf, as such Authorized Signer of **US REAL ESTATE SERVICES, INC.**, in its capacity of such Attorney in Fact, duly authorized and with full authority, executed the same for and as the act of said corporation on behalf of said bank, on the day the same bears date.

Given under my hand and seal this the 23 day of April, 2009.



Dana Sue Childs
Notary Public
My Commission Expires: Jan 17, 2011

Grantor's Address:

Grantees' Address:

