

This instrument prepared by:
William S. Hereford
Burr & Forman LLP
3400 Wachovia Tower
420 North 20th Street
Birmingham, Alabama 35203

TITLE NOT EXAMINED
Send Tax Notice To:

Thomas Portera
Cynthia Portera
c/o Litton Loan Servicing LP
4828 Loop Central Drive
Houston, TX 77081

QUIT CLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eighty-One Thousand Five Hundred Seven and 52/100 Dollars (\$81,507.52), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Heartwood 88, LLC** ("GRANTOR") does hereby remise, release, and quitclaim unto **Thomas Portera and Cynthia Portera, Husband and Wife as Joint Tenants** ("GRANTEES"), all of its right, title and interest, if any, in and to the following described real property, situated in Shelby County, Alabama, to wit:

SHELBY COUNTY PARCEL #: 58-28-3-05-0-003-033.000

LEGAL DESCRIPTION: LOT 38, ACCORDING TO A RESURVEY OF LOTS 36, 37, 38 AND 40 OF FINAL PLAT, NOTTINGHAM PHASE I, AS RECORDED IN MAP BOOK 29, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 105 KING RICHARDS WAY
CALERA, AL 35040

This deed conveys any and all interests of Grantor in such property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.

4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.

5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 8th day of June, 2009.

Heartwood 88, LLC

By: [Signature]
Name: **Marya Ufen**
Title: **Vice President of Heartwood 88, LLC**

STATE OF FLORIDA)

BROWARD COUNTY)

I, Ivette Renje, Notary Public in and for said County, in said State, hereby certify that Marya Ufen, whose name is signed to the foregoing conveyance as Vice President of Heartwood 88, LLC, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day same bears date, as the authorized representative and as the act of Heartwood 88, LLC.

Given under my hand and seal this 8th day of June, 2009.

[Signature]
Notary Public
My commission expires: July 31, 2012



Deed Tax : \$81.50