

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Melinda L. Bearden

3190 Bearden Lane
Helena, Alabama 35080

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of seventy-seven thousand and 00/100 Dollars (\$77,000.00) to the undersigned, Household Finance Corporation of Alabama, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Melinda L. Bearden, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

The following described real estate, situated in Shelby County, Alabama to-wit:

Lot 67, according to the Survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19, Page 160, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. Right-of-way granted to the City of Pelham recorded in Volume 341, Page 725.
4. Restrictions appearing of record in Inst. No. 1994-30995 and Inst. No. 1995-12819.
5. Restrictions as shown on recorded plat.
6. 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 recorded in Instrument No. 20090204000035400, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 5th day of June, 2009.

Household Finance Corporation of Alabama

By: David M. Zimmerman

Its David M. Zimmerman
Asst. Vice President

STATE OF CA

COUNTY OF L.A.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David M. Zimmerman, whose name as Asst. Vice President of Household Finance Corporation of Alabama, a 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 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 5 day of June, 2009.

Lucero Haros

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2009-000381

