

This Instrument Prepared By:

Kevin Hays, Esq.
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216

Send Tax Notice To:

Carol C. Hamilton
116 Sundance
Prichard AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy-five Thousand and No/100 Dollars (\$175,000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

**CITIMORTGAGE, INC. SUCCESSOR BY MERGER WITH
ABN AMRO MORTGAGE GROUP, INC.**

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

CAROL C. HAMILTON

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 5, according to the Survey of Apache Ridge, Sector 5, as recorded in Map Book 17, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All assessments and taxes for the year 2008 and all subsequent years.
2. Restrictions, covenants and easements of record.

\$ 128,205.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee and his/her/its/their heirs and/or assigns forever

SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

Shelby County, AL 06/18/2009

State of Alabama

Deed Tax : \$47.00



20090618000234520 1/2 \$61.00
Shelby Cnty Judge of Probate, AL
06/18/2009 11:40:11 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, by Rachel Demase,
who is authorized to execute this conveyance, has hereto set its signature and seal, this
the 7 day of May, 2009.

**CITIMORTGAGE, INC. SUCCESSOR BY
MERGER WITH ABN AMRO MORTGAGE
GROUP, INC.**

ATTEST:

Ryan C. Hudson
Ryan C. Hudson

By: Rachel Demase
Its: Closing Coordinator

STATE OF Pennsylvania
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that
Rachel Demase, whose name as Closing Coordinator of
**CITIMORTGAGE, INC. SUCCESSOR BY MERGER WITH ABN AMRO MORTGAGE
GROUP, INC.**, 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 7 day of
May, 2009.

Karen A. Held

Notary Public

My Commission Expires: _____

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Karen A. Held, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Oct. 24, 2009

Member, Pennsylvania Association of Notaries



20090618000234520 2/2 \$61.00
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