



20090619000237560 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
06/19/2009 01:49:28 PM FILED/CERT

Shelby County, AL 06/19/2009

State of Alabama

Deed Tax : \$20.50

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALA-090500073S

Send Property Tax Notice to:

5222 Overland Trace
Hoover, AL 35244

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Seventy Thousand Eight Hundred Seventy Five and 00/100 Dollars (\$70,875.00) cash in hand paid to

Citifinancial, Inc.

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

James ^GReed and Victoria ^LReed
as Joint Tenants With Rights of Survivorship

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 127, according to the Survey of Waterford Village, Sector 1, as recorded in Map Book 27, Page 100, in the Probate Office of Shelby County, Alabama.

Property Address: 1064 Village Trail, Calera, AL 35040
Parcel ID Number: 227352002059000

The subject property is or X is not the homestead of the grantor(s).

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument #20081222000472250.

Property Address: 1064 Village Trail, Calera, AL 35040

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IN WITNESS WHEREOF, Citifinancial, Inc., has caused these present to be executed in its name and on its behalf as aforesaid, on this 2 day of June, 2009.

Citifinancial, Inc.
By: Olympus Asset Management, Attorney in Fact

BY: [Signature] (Name) Mason Legendre
Its: VP (Title)
for: Olympus Asset
Attorney in Fact

State of Maine
County of Cumberland

I, Carrie Wallace, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, Mason Legendre of Olympus Asset, whose name as Attorney-in-Fact for Citifinancial, Inc., is signed to the foregoing conveyance, and who is known to me or provided adequate proof of identification, acknowledged before me on this day that, being informed of the contents of the conveyance he/she, in his/her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2 day of June, 2009.

[Signature]
Notary Public

My Commission Expires: CARRIE WALLACE
Notary Public, Maine
My Commission Expires:
May 5 2012

Reference:

1064 Village Trail
Calera, AL, 35040
Servicer Loan #: