

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
Gulf Shores, AL 36547-0297
(251) 968-3025

STATUTORY
WARRANTY DEED

* When recorded mail to:
Freibert Title Group, LLC
9500 Ormsby Station Road, Suite 301
Louisville, Kentucky 40223

KNOW ALL MEN BY THESE PRESENTS, that CITIFINANCIAL MORTGAGE COMPANY, INC., a NEW YORK 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 PHILLIP DARDEN, hereinafter called the "Grantee," 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 Grantee, in fee simple, forever, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

PURCHASE PRICE
\$50,000.00

Beginning at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence Northerly along the West line of said ¼-¼ section a distance of 664.23' to a point; Ttence turn 87° 50' 08" right and run easterly a distance of 211.40' to a point; thence turn 103° 02' 55" right and run Southwesterly a distance of 270.24' to a point; thence turn 103° 08' 49" left and run easterly a distance of 171.40' to a point; thence turn 92° 17' 30" right and run southerly a distance of 150.00' to a point on the northerly right-of-way line of Highway No. 13; thence turn 48° 01' 14" right and run Southwesterly along said right-of-way line a distance of 391.60' to a point on the South line of said SE¼ of the SW¼; thence turn 39° 21' 48" right and run a distance of 40.20' to the point of beginning, containing 3.33 acres. Property is subject to any and all easements, rights-of-way, restrictions and/ or limitations of probated record or applicable law; **EXCEPT THEREFROM** that portion conveyed to Kenneth Franklin Fox by Deed dated March 4, 1992, and recorded on that same day in Book 392, Page 611 and being more particularly described as follows: Commence at the Southwest corner of the Southeast quarter of the Southwest quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence Northerly along the West line of said quarter-quarter section a distance of 450.60' to the point of beginning of the property being described; thence continue along last described course a distance of 213.73' to a point; thence turn 87°50'08" right and run easterly a distance of 211.40' to a point on the Easterly edge of a public dirt road; thence turn 103°02'55" right and run South-Southwesterly a distance of 270.24' to a point; thence turn 94°21'37" right and run northwesterly a distance of 166.06' to the point of beginning, containing 1.03 acres less and except the right-of-way of the public road that lies within described property; and also a Brilliant Homes Manufactured Home, HUD Label Numbers TRA151590 and TRA151591; and

BEING the same property conveyed to Kenneth W. Weldon and wife, Sharon D. Weldon by Deed dated November 19, 1991, and recorded on November 22, 1991, in Book 374, Page 412 in the Office aforesaid; and

THEREAFTER, being the same property conveyed to Citifinancial Mortgage Company, Inc., by Foreclosure Deed dated February 3, 2009, and recorded on February 12, 2009, as Instrument Number 2009-49130, in the 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:

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 3rd day of February, 2009, and recorded in the Probate Office of Shelby County,

Alabama, February 12, 2009, as Instrument Number 2009-49130, 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 Grantee, and to the Grantee's successors and/or assigns, in fee simple, forever.

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 28TH day of APRIL, 2009.

CITIFINANCIAL MORTGAGE COMPANY, INC.
A NEW YORK corporation



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

By: Michele Foley

Its: VICE PRESIDENT

STATE OF California,
COUNTY OF orange,

Shelby County, AL 06/22/2009
State of Alabama
Deed Tax : \$50.00

I, Joy Lynn Dailey, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Michele Foley, whose name as Vice President of **US REAL ESTATE SERVICES, INC.**, a California corporation, as Attorney in Fact for **CITIFINANCIAL MORTGAGE COMPANY, INC.**, a Maryland 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, Michele Foley, as such Vice President 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 **CITIFINANCIAL MORTGAGE, INC.**, on the day the same bears date.

Given under my hand and seal this the 28 day of April, 2009.

Joy Lynn Dailey
Notary Public
My Commission Expires: July 31, 2009

Grantor's Address:

Grantees' Address:

