

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

Send Tax Notice to:  
John Lee Rogers

1108 Dusty Hollow Rd.  
Columbiana, AL 35051

**SPECIAL WARRANTY DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of thirty-five thousand and 00/100 Dollars (\$35,000.00) to the undersigned, Residential Funding Company, LLC, 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 John Lee Rogers, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the North 1/2 of the NE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the South line of the N 1/2 of the NE 1/4 of Section 23 and the centerline of Shelby County Highway No. 47; thence run Westerly along said South line 43.45 feet to the Southwesterly right of way of said highway, the point of beginning of the property herein described; thence continue along the South line of the N 1/2 of the NE 1/4 of said Section 23, 528.10 feet; thence turn 90 degrees 52 minutes 30 seconds right and run Northerly 210.0 feet; thence turn 89 degrees 07 minutes 30 seconds right and run Easterly 435.75 feet to said right of way line; thence turn 67 degrees 01 minutes right and run Southeasterly 228.08 feet to the point of beginning. Situated in 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. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.
4. 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. 20090522000194750, 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.

Shelby County, AL 07/09/2009

State of Alabama  
Deed Tax : \$35.00



20090709000264770 2/2 \$49.00  
Shelby Cnty Judge of Probate, AL  
07/09/2009 02:52:30 PM FILED/CERT

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 \_\_\_\_\_ day of July, 2009.

Residential Funding Company, LLC

By:

Charlotte Elliott  
**Charlotte Elliott**

Its

PMAJO

STATE OF

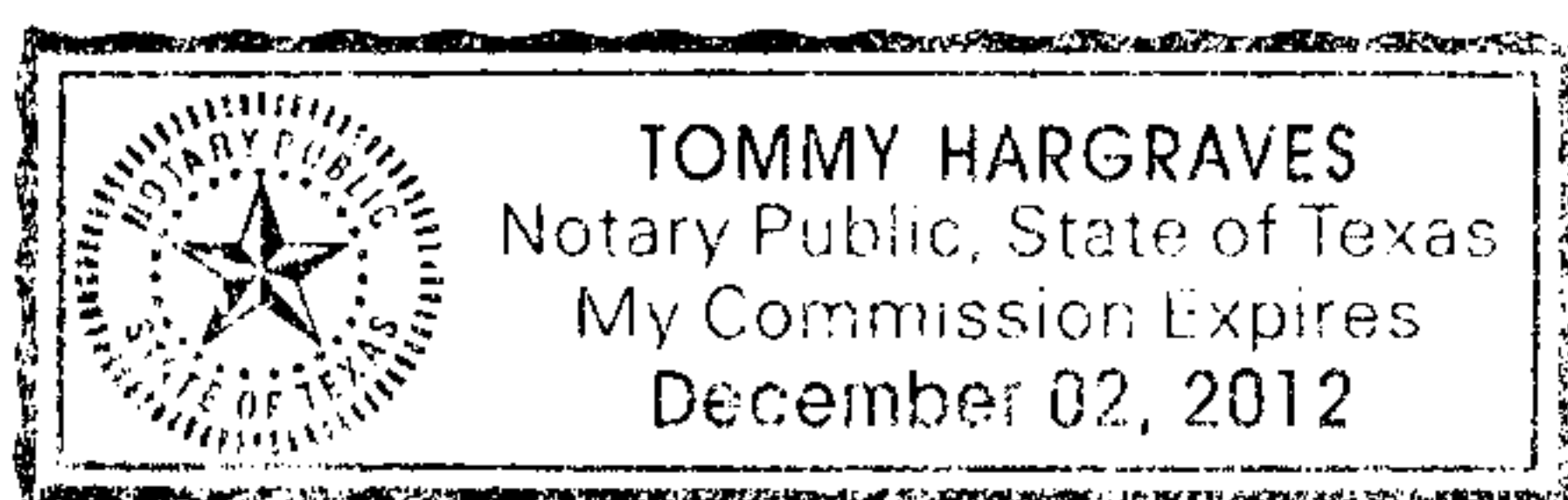
Texas

COUNTY OF

Dallas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlotte Elliott, whose name as PMAJO of Residential Funding Company, LLC, 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 1 day of July, 2009.



[Signature]

NOTARY PUBLIC

My Commission expires:

AFFIX SEAL

2007-001483