

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

Send Tax Notice to:
Ken Whitfield

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of two hundred fifty thousand and 00/100 Dollars (\$250,000.00) to the undersigned, GMAC Mortgage, 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 Ken Whitfield, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 8, Township 18 South, Range 1 East; Thence run Westerly along the South line thereof 590.96 to the Point of Beginning; Thence 14 degrees 45 minutes 44 seconds left run Southwesterly 225.84 feet; Thence 90 degrees 00 minutes Left run Southeasterly 250.00 feet; Thence 90 degrees 00 minutes left run Northeasterly 225.84 feet; Thence 90 degrees 00 minutes left run 250.00 feet to the Point of Beginning.

Also a 20 foot Non-Exclusive Easement for Ingress and Egress, the centerline of which is described as follows:

Commence at the Southeast corner of the Northeast Quarter of Northeast Quarter of Section 8, Township 18 South, Range 1 East; thence run Westerly along the south line thereof for 590.96 feet; thence 14 degrees 45 minutes 44 seconds left for 109.56 feet to the Point of Beginning; thence 135 degrees 20 minutes 50 seconds right for 203.56 feet; thence 27 degrees 25 minutes 11 seconds left for 94.86 feet; thence 23 degrees 29 minutes 21 seconds left for 161.96 feet; thence 6 degrees 50 minutes 29 seconds right for 237.76 feet; thence 16 degrees 60 minutes 04 seconds right for 135.73 feet; thence 16 degrees 01 minutes 19 seconds left for 97.84 feet; thence 28 degrees 24 minutes 05 seconds left for 321.29 feet; thence 9 degrees 22 minutes 33 seconds right for 455.59 feet to the southerly Right of Way of Shelby County Highway #41 and the Point of Ending.


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.

\$ 245,471.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.


20090715000272950 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/15/2009 03:02:10 PM FILED/CERT

Shelby County, AL 07/15/2009
State of Alabama
Deed Tax : \$5.00

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

GMAC Mortgage, LLC

By: _____

Its Jose Aguilar

STATE OF TX

COUNTY OF Collin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jose Aguilar, whose name as LSO of GMAC Mortgage, 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 5 day of June, 2009.

[Signature]
NOTARY PUBLIC

My Commission expires: 2/8/12

AFFIX SEAL

2009-000431



20090715000272950 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/15/2009 03:02:10 PM FILED/CERT