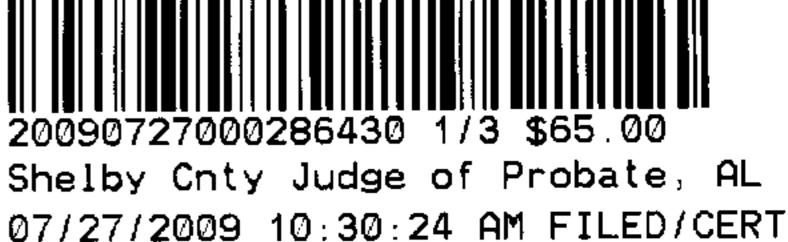
This Instrument Prepared By:

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

Send Tax Notice To:

Gayle Seabrooke 5120 Shamrock Drive Helena, AL 35080



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 Forty-eight Thousand and No/100 Dollars (\$48,000.00), 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 REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY INC.

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

GAYLE SEABROOKE and ROBERT SEABROOKE

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

SEE EXHIBIT "A"

Shelby County, AL 07/27/2009

State of Alabama

Deed Tax : \$48.00

SUBJECT TO:

All assessments and taxes for the year 2009 and all subsequent years. Restrictions, covenants and easements of record.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; 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.

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.

IN WITNESS WHEREOF, the sa who is authorized to execute this convey the, 2	yance, has hereto set its signature and seal, this 1009.
	CITIMORTGAGE, INC. SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY INC.
Allison Barous	By: Rachilleness. Its: Chrisp Cardinator
	20090727000286430 2/3 \$65.00 Shelby Cnty Judge of Probate, AL
STATE OF temsylvania) COUNTY OF Washington)	07/27/2009 10:30:24 AM FILED/CER
of CITIMORTGAGE, INC. SUCCESSO CITIFINANCIAL MORTGAGE COMPAI and who is known to me, acknowledged contents of the conveyance, he/she, as same voluntarily for and as the act of same	NY INC., is signed to the foregoing conveyance, before me on this day, that, being informed of the such officer and with full authority, executed the id corporation.
Given under my hand and of Une, 2009.	fficial seal, this the day of
	COMMONWEALTH OF PENNSYLVANIA See See Baldwin Box Alleghery County My Commission Expires Oct 24, 2009 Member, Pennsylvania Association of Notaries

EXHIBIT "A"

From the Northeast corner of the Northeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West, run Westerly along the North boundary line of said quarter-quarter section for 325 feet to the point of beginning of the land herein described; thence run Westerly along the North boundary line of said quarter-quarter Section for 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Southerly 200.0 feet; thence turn an angle of 88 degrees 46 minutes 21 seconds to the left and run Easterly 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Northerly 200.0 feet to the point of beginning, being part of the NE quarter of Southeast quarter of Section 34, Township 20 South, Range 3 West. Situated in the town of Alabaster, Shelby County, Alabama.

20090727000286430 3/3 \$65.00 Shelby Cnty Judge of Probate, AL 07/27/2009 10:30:24 AM FILED/CERT