

Commitment Number: 1964211
Seller's Loan Number: 15818

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
28-4-14-4-002-022.000

SPECIAL/LIMITED WARRANTY DEED

Selene RMOF REO Acquisition LLC, whose mailing address is **9990 Richmond Hwy Suite 100N Houston, TX 77042**, hereinafter grantor, for \$111,500.00 (One Hundred and Eleven Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Milton Pate**, a married man hereinafter grantee, whose tax mailing address is **3147 Bellwood Drive, Birmingham, AL 35243**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, being known and designated as Lot 136, according to the Survey of Emerald Ridge, Section 1, as recorded in Map Book 35 Page 143 in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from MERS as nominee for EquiFirst Corporation to Selene RMOF REO Acquisition LLC as set forth in Deed Inst # 20090526000198490, recorded 05/26/2009 in SHELBY County Records.

Property Address is: 1042 Emerald Ridge Dr., Calera, AL 35040

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.



20090807000305340 2/3 \$128.50
Shelby Cnty Judge of Probate, AL
08/07/2009 02:44:31 PM FILED/CERT

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20090526000198490**



20090807000305340 3/3 \$128.50
Shelby Cnty Judge of Probate, AL
08/07/2009 02:44:31 PM FILED/CERT

Executed by the undersigned on July 22nd, 2009:

Selene RMOF REO Acquisition LLC

By: [Signature]

Its: VP

STATE OF Texas
COUNTY OF Harris

Deed Tax : \$111.50

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Carter Nicholas its VP, on behalf of Selene RMOF REO Acquisition LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being in formed of the contents of the conveyance, he/she, executed the same in his capacity as VP and with full authority executed the same voluntarily on the day the same bears date.

22nd day of July, 2009

Given under my hand an official seal this

[Signature]
Notary Public
Marc A. Wilkes

exp: 5-5-2013

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

