

20090814000313860 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/14/2009 11:54:23 AM FILED/CERT

Shelby County, AL 08/14/2009

State of Alabama
Deed Tax : \$2.00

FRS File No.: 606268 410232474

SPECIAL WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby }

That in consideration of one hundred four thousand + ⁰⁰/₁₀₀ (\$104,000.00)
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned
GRANTOR, Sutton Funding, LLC, (herein referred to as Grantor) in hand paid by the Grantee herein, the
receipt of whereof is acknowledged, the said Grantor does by these presents, grant bargain, sell and
convey unto Carol Shelby and Janice Shelby
(herein referred to as Grantees),

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot Number 16, Block 2 of Meadowview, First Sector Addition, as recorded in Map Book 6, Page 109,
Probate Office, Shelby County, Alabama, Situated in Shelby County, Alabama, Mineral and mining
rights excepted.

Subject to:

1. All Easements, rights of way and prescriptive rights whether of record or not, pertaining to any
portions(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and
transfers of interest of any character, in the oil, gas or minerals of record in any county in which any
portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other
items of record in any county in which any portion of the Property is located, pertaining to any portion(s)
of the Property, but only to the extent that same are still in effect:

4. All presently recorded instruments (other than liens and conveyances by, through or under the
Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent
years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent

(\$102,116.00) of the above consideration was paid for by a mortgage
recorded simultaneously herewith.

assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

7. 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 dated December 2, 2008, and recorded in the probate office of Shelby County.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

TO HAVE AND HOLD unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereunto set its signature and seal, this the _____ day of JUN 11 2009,

Sutton Funding, LLC

By:

Printed Name:

Noriko Colston

Title:

Assistant Secretary

THE STATE OF
COUNTY OF

California
Sacramento

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Noriko Colston, whose name as n/a, of Sutton Funding, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed 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 _____ day of JUN 11 2009,

(Notarial Stamp or Seal)

M
Notary Public

My commission expires:

M. Schuessler

This document prepared by: Diane Scocos, Title Specialist, 4111 South Darlington, Suite 950, Tulsa, OK 74135

