



20090825000326320 1/2 \$57.00
Shelby Cnty Judge of Probate, AL
08/25/2009 10:51:45 AM FILED/CERT

PREPARED BY:
FIRST NATIONAL FINANCIAL TITLE
SERVICES OF ALABAMA, INC.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
FILE #N16133

SEND TAX NOTICE TO:
JANA L. MERRIWETHER
JAMES L. MERRIWETHER, JR.
4010 Meadowood Drive
Birmingham, AL 35242

SPECIAL WARRANTY DEED

STATE OF California)
COUNTY OF Orange)

THIS INDENTURE, made and entered into this 10th day of August, 2009, by and between Kondaur Capital Corporation, hereinafter called Grantor, and Jana L. Merriwether, unmarried, and James L. Merriwether, Jr., a married man, hereinafter called Grantees.

WITNESSETH: That for and in consideration of ONE HUNDRED EIGHTY-SIX THOUSAND FIVE HUNDRED DOLLARS (\$186,500.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Shelby, State of Alabama, to wit:

Lot 11, according to the Survey of Meadowood Estates, as recorded in Map Book 10, Page 33, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Commonly Known as: 4010 Meadowood Drive, Birmingham, AL 35242

Subject to 2009 Shelby County Taxes hereby assumed by the Grantee.

Being all or part of the same property described in the abovementioned legal description.

Tax Parcel Number: 093060001015012

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record:

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the content hereof.

Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$143,976.00 to secure an amount borrowed to finance the above described property.

Shelby County, AL 08/25/2009
State of Alabama
Deed Tax : \$43.00



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KONDAUR CAPITAL CORPORATION

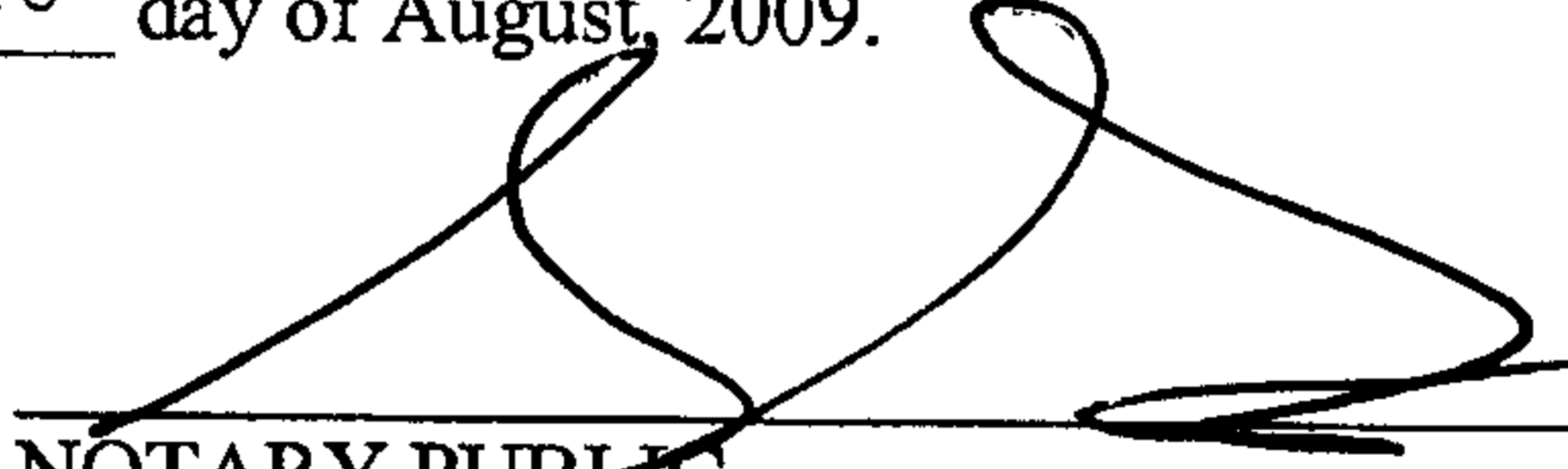
By: 

Its: Patrick Sweeney, Liquidation Specialist

STATE OF California)
COUNTY OF Orange)

I, Gary Summers, a Notary Public, in and for said County in said State, hereby certify that Patrick ~~Sweeney~~^{Sweeney}, whose name as Liquidation Specialist of Kondaaur Capital Corporation, an Delaware corporation, is signed to the foregoing Special Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (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 this the 10th day of August, 2009.


NOTARY PUBLIC

My Commission Expires: 7/25/2013

PREPARED BY:
First National Financial Title Services of Alabama, Inc.
5034 Thoroughbred Lane
Suite C
Brentwood, TN 37027

