

THIS INSTRUMENT STATE OF ALABAMA)
PREPARED BY:
James E. Bridges, III COUNTY OF SHELBY)
JAMES E. BRIDGES, III,
ATTORNEY AT LAW, P.C.
Post Office Box 297
Gulf Shores, AL 36547-0297
(251) 968-3025

When recorded mail to:
Freibert Title Group, LLC
9500 Ormsby Station Road, Suite 301
Louisville, Kentucky 40223

STATUTORY
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that CITIMORTGAGE, INC., a New York corporation, by and through its Agent and Attorney in Fact, US REAL ESTATE SERVICES, INC., a California corporation, hereinafter called the "Grantor," for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS in cash and other good and valuable consideration, in hand paid to the Grantor by MAVERICK ENTERPRISES, LLC, an Alabama limited liability company, hereinafter called the "Grantee," the receipt and sufficiency of which is hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, in fee simple, forever, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

A part of the SE ¼ of the SW ¼ of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the SE ¼ of the SW ¼ of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, and run East along the North line of said ¼, ¼ Section to the Eastern boundary line of Southern Railroad right-of-way to the point of beginning of herein described property; thence run East along the North line of said ¼, ¼ Section a distance of 267.4 feet; thence South a distance of 104.3 feet; thence West of Eastern right-of-way of Southern Railroad; thence along the Easterly line of said right-of-way to point of beginning; LESS AND EXCEPT the Westerly 15 feet for road right-of-way; ALSO an Easement described as follows: Commence at the NW corner of the SE ¼ of the SW ¼ of Section 28, Township 21 South, Range 3 West, and run in an Easterly direction along the North line thereof a distance of 50.00 feet to a point on the Easterly right-of-way of Southern Railway; thence turn right an angle of 101° 39' in a Southwesterly direction along said right-of-way a distance of 105.84 feet to a point of beginning; thence continue last described course for a distance of 112.0 feet, more or less, to a point on the Northeasterly right-of-way line of Shelby County Highway No. 17; thence turn left 21° 10' in a Southeasterly direction along said highway right-of-way line a distance of 30.00 feet; thence turn left an angle of 148° 50' in a Northeasterly direction a distance of 140.00 feet; thence turn left an angle of 101° 39' in a Westerly direction a distance of 15.00 feet, more or less to the point of beginning; and

BEING the same property conveyed to Lorenzo Croom and wife, Renecca C. Croom, by Deed dated December 28, 1995, and recorded January 9, 1996, of record as Instrument Number 1996-00703, in the Office of the Judge of Probate of Shelby County, Alabama; and

THEREAFTER, being the same property conveyed to Regions Bank, d/b/a Regions Mortgage, its successors and assigns, by Mortgage Foreclosure Deed dated March 8, 2007, and recorded March 9, 2007, of record as Instrument Number 20070309000108070; and

THEREAFTER, being the same property conveyed to Elizabeth Powell, by Corporate Form Special Warranty Deed dated June 14, 2007, and recorded June 27, 2007, of record as Instrument Number 20070627000301570; and

THEREAFTER, being the same property conveyed to Celia Hidalgo, by Deed dated November 21, 2007, and recorded November 27, 2007, of record as Instrument Number 20071127000538130; and

No mortgage recorded since then
Purchase Price \$28,000.00



20090828000333370 2/3 \$45.00
Shelby Cnty Judge of Probate, AL
08/28/2009 01:25:17 PM FILED/CERT

THEREAFTER, being the same property conveyed to CitiMortgage, Inc., its successors/heirs and assigns, by Foreclosure Deed dated June 20, 2008, and recorded June 30, 2008, of record as Instrument Number 20080630000265650, in the office aforesaid.

LESS AND EXCEPT such oil, gas, and other mineral interests and all rights and privileges in connection therewith as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Outstanding rights of redemption in favor of all persons or entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the June 20, 2008, and recorded June 30, 2008, as Instrument Number 20080630000265650, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, and to the Grantee's successors and/or assigns, in fee simple, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this deed contains no warranty except against the acts of the within named Grantor(s), and all persons claiming by, through or under it.

James E. Bridges, III, in preparing this Warranty Deed, acts as scrivener only and does not represent or warrant title to the Grantee(s) herein whatsoever.

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be properly executed on this the 29 day of July, 2009.

Shelby County, AL 08/28/2009

State of Alabama

Deed Tax : \$28.00


CITIMORTGAGE, INC.

A New York corporation

By: **US REAL ESTATE SERVICES, INC.**

A California corporation

Its: Agent and Attorney in Fact

By: 
Its: VICE PRESIDENT

STATE OF California)

COUNTY OF Orange)

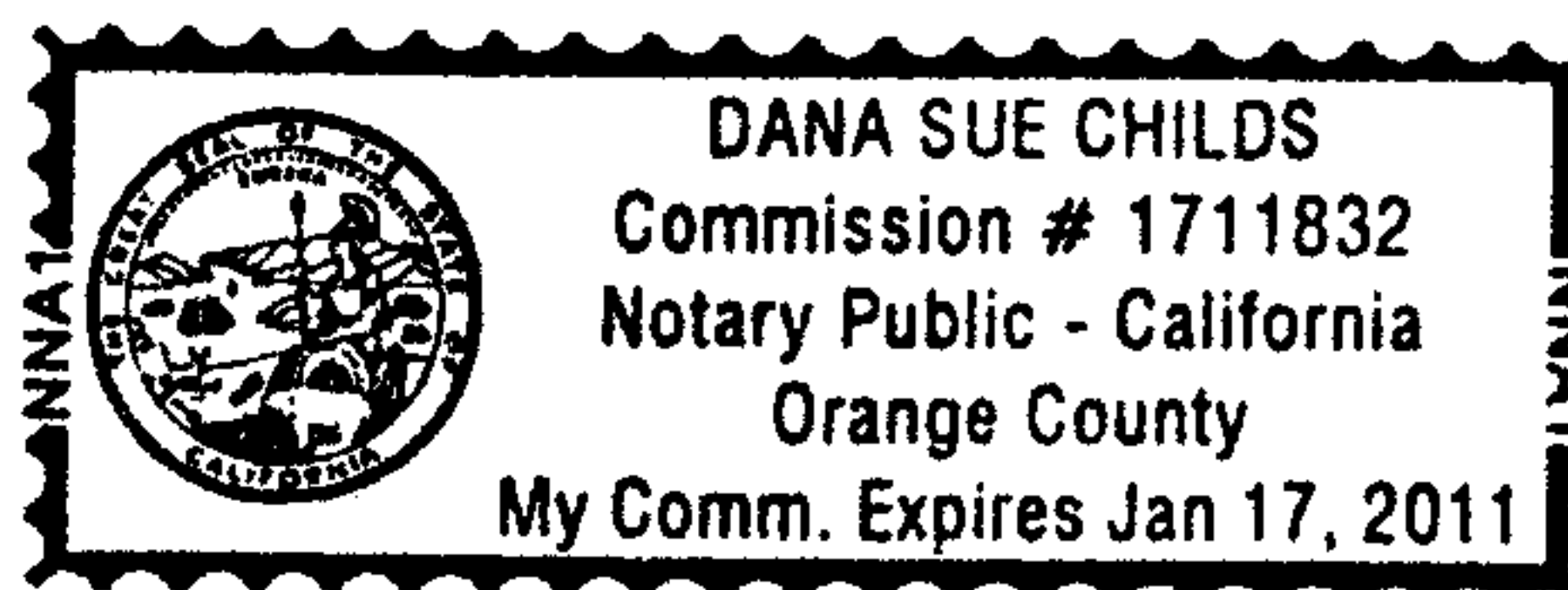
I, Dana Sue Childs, the undersigned authority, a Notary Public
in and for said County in said State, hereby certify that
Rida Sharaf, whose name as VICE PRESIDENT of **US
REAL ESTATE SERVICES, INC.**, a California corporation, as Agent and Attorney in Fact for
CITIMORTGAGE, INC., a New York corporation, 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
said conveyance, _____, as such _____ of **US REAL ESTATE
SERVICES, INC.**, in its capacity of such Attorney in Fact, duly authorized and with full
authority, executed the same for and as the act of said corporation on behalf of
CITIMORTGAGE, INC., on the day the same bears date.

Given under my hand and seal this the 29 day of July, 2009.

Dana Sue Childs
Notary Public
My Commission Expires: Jan 17, 2011

Grantor's Address:

1000 Technology Dr. MS314
O'Fallon, MO 63304



Grantees' Address:

P.O. Box 1010
Alabaster, AL 35007