


20091030000407130 1/2 \$279.50
Shelby Cnty Judge of Probate, AL
10/30/2009 12:29:56 PM FILED/CERT

This Instrument Prepared By:
Paul M. Kemp
Morris|Hardwick|Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALA-090700175S

Send Property Tax Notice to:

371 Highland View Dr.
Birmingham AL 35242

Special Warranty Deed

State of Alabama
County of Shelby

Shelby County, AL 10/30/2009
State of Alabama
Deed Tax : \$265.50

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Six Hundred Eighty Two Thousand Five Hundred and 00/100 Dollars (\$682,500.00) cash in hand paid to

Citibank, N.A.

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Eugene J. Honeycutt, Jr. and Rose Ann Honeycutt

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

Lot 30-14, according to the Survey of Highland Lakes, 30th Sector, an Eddleman Community, as recorded in Map Book 34, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Property Address: 371 Highland View Drive, Birmingham, AL 35242
Parcel ID Number: 092040008014000

Source of Title: Instrument #20080825000340440

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

\$417,000.00 of the consideration was paid from the proceeds of a first mortgage and 129,000.00 for a second mortgage filed simultaneously herewith.

IN WITNESS WHEREOF, Citibank, N.A., has caused these present to be executed in its name and on its behalf as
aforesaid, on this 2ND day of OCTOBER, 2009.

Citibank, N.A.

BY:

Vice President

ROBERT SERNA

ATTEST:

Vice President

TERESA SANCHEZ

State of CALIFORNIA
County of RIVERSIDE

I, Marie C. Ortiz, the undersigned authority, a Notary Public, in and for said County
in said State, hereby certify that ROBERT SERNA, whose name as Vice President of Citibank,
N.A., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that,
being informed of the contents of the conveyance they, as such officers and with full authority, executed the same
voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same
date.

Given under my hand and official seal this 2ND day of OCT., 2009.

Marie C. Ortiz
Notary Public

My Commission Expires:

May 11, 2010

[Seal]

371 Highland View Drive
Birmingham, AL, 35242
Servicer Loan #:

