


INVESTOR NUMBER: 011-5609561-703

  
20091113000424550 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/13/2009 01:33:38 PM FILED/CERT

Bank of America CM #: 44778-9105

MORTGAGOR(S): JOHNNY M. FINN

THIS INSTRUMENT PREPARED BY:

Ginny Rutledge  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
P. O. Box 55727  
Birmingham, AL 35255-5727

STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned Grantor, **BAC Home Loans Servicing, L.P.**, does hereby grant, bargain, sell, and convey unto Grantee, **The Secretary of Housing and Urban Development, his Successors and Assigns**, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

From the Southeast corner of the Southwest 1/4 of the Northeast 1/4, Section 15, Township 19 South, Range 2 East, run thence North 30 degrees 34 minutes West 1,883.4 feet to the Point of Beginning of the property herein described, said point being marked by a 1 1/4-inch iron pipe, and the Northwest corner of property heretofore conveyed to John R. and Mary Lee Smith, and on the Northeasterly side of a public road; thence North 54 degrees 06 minutes West 210.0 feet along Northeasterly side of said road; thence North 63 degrees 01 minutes East 210.0 feet; thence South 54 degrees 06 minutes East 210.0 feet to Northwesternly line of said John R. and Mary Lee Smith tract; thence South 63 degrees 01 minutes West 210.0 feet to Point of Beginning.

Being a part of the Northwest 1/4 of Northeast 1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.



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IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, **BAC HOME LOANS SERVICING, L.P.**, a corporation, has caused this conveyance to be executed by **Mary Kist**, its **VICE PRESIDENT**, who is duly authorized, on the \_\_\_\_\_ day of **JUL 27 2009**.

**BAC HOME LOANS SERVICING, L.P.**

[AFFIX SEAL]

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Mary Kist Vice President**

STATE OF **TEXAS**  
**COLLIN**

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Mary Kist**, whose name as **VICE PRESIDENT** of **BAC HOME LOANS SERVICING, L.P.**, a 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 the conveyance, he/she, 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 **JUL 27 2009**, 2009.

*[Signature]*  
Notary Public

My Commission Expires: **MAY 11 2011**

Please Send Tax Notices to:  
Bank of America  
7105 Corporate Drive, Mail Stop PTX-C-35  
Plano, TX 75024

