

**This Document Prepared By:**

Allison Bourke  
11851 Wentling Ave., Suite A  
Baton Rouge, Louisiana 70816

**Return to:**

Title2Land, LLC  
11851 Wentling Ave., Suite A  
Baton Rouge, Louisiana 70816

**Source of Title:** 2009/26328

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 29<sup>th</sup> of October, 2009 between **Homesales, Inc.** as grantor(s) pursuant to that grant of authority on file and of record; whose address is 10790 Ranchero Bernardo Road, San Diego, CA 92127 to **Jeff C. Herren and Sandre H. Herren**, married, as grantees, whose address is 144 Kentwood Drive, Alabaster, AL 35007-5208.

**WITNESSETH:** that the grantors, for in consideration of the sum of **ONE HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$118,000.00)** and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantees heirs forever the following described land located in the County of Shelby, State of Alabama, to-wit:

**Lot 6, according to the Survey of Kentwood, as recorded in Map Book 16, Page 109 in the Probate Office of Shelby County, Alabama**

**Municipal Address: 144 Kentwood Drive, Alabaster , AL, 35007-5208**

**Being the same property acquired by Foreclosure Deed of Property from Terry L. Smith and Tammy Smith to Homesales, Inc. dated July 8, 2009 and recorded July 8, 2009 as Book 2009, Page 26328, of the official records of Shelby County, Alabama.**

Address was supplied at the request of the proposed insured for information purposes only and is not a covered matter

**Send Tax Bill To: Jeff C. Herren and Sandre H. Herren, 144 Kentwood Drive  
Alabaster, AL 35007-5208**

**SUBJECT** to easements, restrictions and reservations of record, if any, and taxes for prior year and subsequent years.

**SUBJECT** to any and all Statutory rights of redemption in favor of mortgagors and other persons or parties granted such rights under the laws of the State of Alabama and the United States of America arising out of foreclosure sale of that certain mortgage filed for record in said Probate Office 20061016000510590; said mortgage Foreclosure Deed dated June 26, 2009 and filed for record in said Probate Office in July 8, 2009.

The Warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantors ownership of the subject real estate.



20091119000431550 2/3 \$19.50  
Shelby Cnty Judge of Probate, AL  
11/19/2009 02:02:57 PM FILED/CERT

Singular and plural are interchangeable, as context requires.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantors hand and seal the day and year first above written.

**Homesales, Inc.**

**BY:**  
**Authorized Agent:**

*Vera Hunter*  
*Asst. Vice President*

**STATE OF** CALIFORNIA

**COUNTY OF** SAN DIEGO

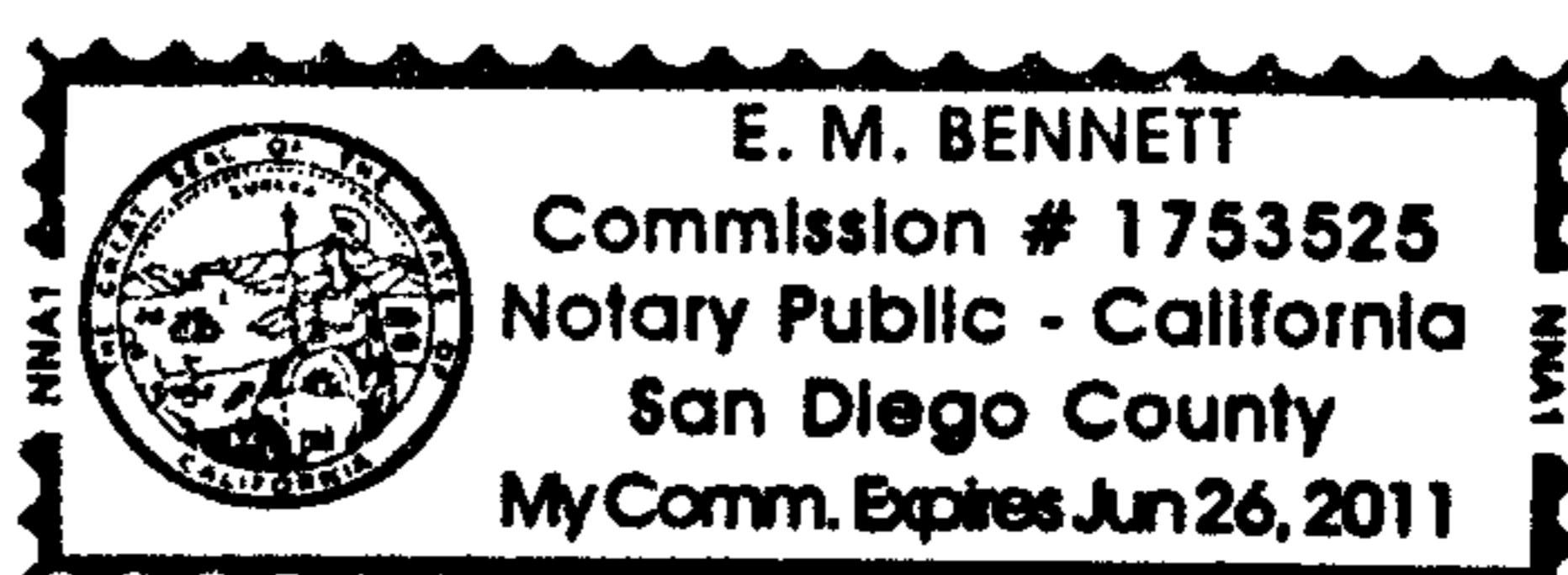
Before me, the undersigned, A Notary Public in and for said State at Large, hereby certify that Vera Hunter AVP, whose name as Authorized Agent for **Homesales, Inc.**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such Authorized Agent with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand this 20 of October, 2009.

My commission expires: 6-26-2011

*E. M. Bennett*  
Notary Public

Deed Tax : \$2.50





20091119000431550 3/3 \$19.50  
Shelby Cnty Judge of Probate, AL  
11/19/2009 02:02:57 PM FILED/CERT

## HOMESALES, INC.

### INCUMBENCY CERTIFICATE

I HEREBY CERTIFY that I am the duly elected and qualified Assistant Secretary of Homesales, Inc. and that the following individuals, holding the title set forth opposite his/her name, is a duly elected officer of Homesales, Inc. and is authorized to execute documents related to the sale of mortgage loans and real property and the foreclosure of real property, including assignments of mortgage, modifications of mortgage, deeds, affidavits, and other closing documents, substitutions of trustee and satisfactions and lien releases on behalf of or behalf of Homesales, Inc.

Name:

Gena Rotter  
Tony Huynh  
Vera Hunter

Title to which appointed:

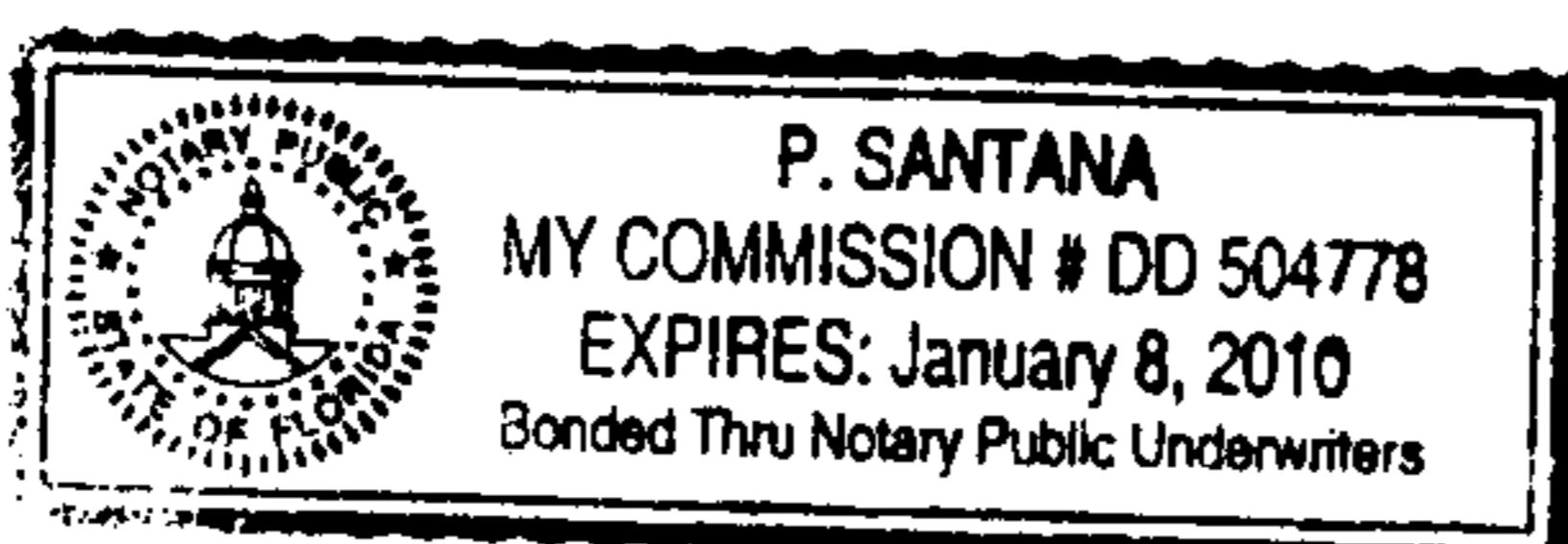
Asst. Vice President  
Asst. Vice President  
Asst. Vice President

*Diane Towns*  
Diane Towns  
Assistant Secretary

Dated: July 23, 2009

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

On this 23rd day of July, 2009, before me the undersigned notary public, personally appeared Diane Towns, Assistant Secretary of Homesales, Inc., who proved to me through satisfactory evidence of identification, which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose, and signed this document as her free act and deed, and the free act and deed of Homesales, Inc., in her capacity as Assistant Secretary.



*P. Santana*  
Notary Public  
My Commission Expires: 01/08/2010