

This instrument prepared by: Jeff G. Underwood, Attorney Sirote & Permutt P.C. 2311 Highland Avenue South Birmingham, Alabama 35205

Send Tax Notice to: Paul S. Scokel

10 lawree Dr. 35124 Indian Springs AL 35124

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-five thousand and 00/100 Dollars (\$65,000.00) to the undersigned, CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc, a corporation, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Paul S. Scokel, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to:

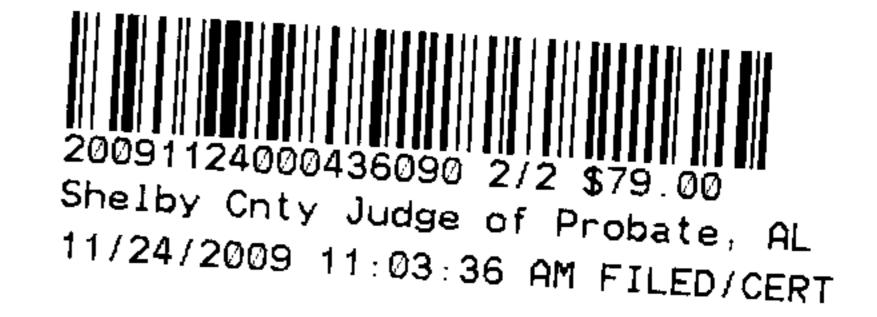
- 1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
- Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
- Easement/right-of-way to South Central Bell Telephone Company as recorded in Book 324 Page 855.
- 4. Easement/right-of-way to Southern Natural Gas Corporation as recorded in Book 90 Page 473.
- Easement/right-of-way to Utility Board of the Town of Helena as recorded in Book 294 Page 604.
- 6. Covenants, conditions an restrictions as set forth in Misc. Book 36, Page 492.
- 7. Transmission line permit to Alabama Power Company as recorded in Deed Book 155, Page 107.
- 8. Reservation regarding easement for water line as reserved in Deed Book 299, Page 367.
- 9. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument No. 20080222000073310, in the Probate Office of Shelby County, Alabama.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

Shelby County, AL 11/24/2009

State of Alabama

Deed Tax : \$65.00



TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the <u>10</u> day of November, 2009.

CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc.

By: Charlotte Elliott 2 - C.

STATE OF COUNTY OF COUNTY OF County, in said State, hereby certify that Charlotte Elliott , whose name as of CitiMortgage Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc, 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, as such officer and 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 November, 2009.

NOTARY POBLIC

My Commission expires:

AFFIX SEAL

2008-000326

